

Johnston County Water and Sewer Policies



Revised July 1, 2008

Johnston County Department of Utilities

Johnston County Water and Sewer Policies

Definitions

Application Fee	A one-time charge to be paid at the time a person requests (applies for) water or sewer service.
Assessment Fee	A one-time charge for water or sewer service, the proceeds of which are reserved for capital improvements for the respective utility system.
Commodity Charge	A fixed charge for a 1,000 gallon volume of water provided and/or wastewater received. The volume is based on water meter readings for retail customers, and either water meter or wastewater meter readings for bulk customers.
Connection	That part of a water or sewer service line which extends from the main to the property line, including all appurtenances, to make the service complete and ready to use.
Connection Charge	A one-time charge for installation of a water or sewer service line and appurtenances.
Controlled By	Is owned, operated or leased by.
Customer	The person legally or equitably responsible for the payment of charges for water or sewer services received.
Deposit	A one-time payment made at the time water or sewer service account is set up. The intent of the deposit is to cover an unpaid monthly bill. The deposit is refunded after 12 months of prompt payment of monthly bills.
Developer Reimbursement	A lump sum payment to developers who construct extensions to the County water system to serve residential users. Normally, the payment is made at the time an application is made for water service on a main installed by the developer.
ETJ	A municipal extraterritorial planning area or jurisdiction.
Easement	An acquired legal right for a specific use of land owned by others.
Fire Connection Charge	A one-time charge for installation of a fire line or sprinkler line normally including a connection to the water main, cut-off valve, and double check valve/detector check assembly and valve vault.

IHOD	Interstate Highway Overlay District
Johnston County Utility Construction Standards	A written compilation of specifications, design details, and drawings for construction of water distribution and wastewater collection and transmission facilities which is maintained on file at the Department of Utilities.
Lateral	That portion of the water connection which does not include meter, box, or meter setter, or that portion of a sewer connection between the main line and right-of-way or easement limit.
Main	The water or sewer pipe usually laid in or adjacent to a street running parallel to the property line which distributes water or collects sewage.
May	Is permissive (see “shall”)
Meter Fee	A one-time charge for providing and installing a water meter in a new water service.
Monthly Base Charge	A constant monthly charge to each water and/or sewer customer which is independent of the amount of water used.
MTZ	Municipal Transition Zones
Occupant	The customer who is actually in possession or control of any premises.
ORSSA	Outlying Residential Sewer Service Areas
Owner	The person having legal or equitable title to any premises.
Person	An individual, firm, association, partnership or corporation.
Premises	Land, a building, or other structure and appurtenances thereto.
Septage	Concentrated wastewater, sludge, and debris removed from the settling chamber of a domestic wastewater septic tank.
Service Line	A water line or a sewer line which may service a house, business, apartments, etc. which runs from the street to the establishment being served.
Shall	Is mandatory (see “may”)
Town of Municipal Sewer Service Area	Any areas provided retail sewer service by municipalities or other public utilities through non-County owned wastewater collection and transmission facilities.
Town of Municipal Water Service Area	Any areas provided retail water service using non-County owned pipelines and facilities.

Water and Sewer Connection Policy

Under the following conditions, connection to public water and sewer facilities is deemed *available and feasible*. In these cases, service shall be provided by the public utility in lieu of installation of individual wells and septic tanks, or installation of a community (private utility) system.

Water (Only)

<u>User Classification</u>	<u>Distance to utility easement or public right-of-way adjacent to the water and/or sewer main (see definitions for distance on next page)</u>
Major subdivisions or multi-unit residential development	60 l.f. per lot or unit or 1,000 l.f., whichever is greater, based on the development master plan
Existing business with an unsuitable well	1,000 l.f.
New business	1,500 l.f.
New individual residence	350 l.f.

Water and Sewer

<u>User Classification</u>	<u>Distance to utility easement or public right-of-way adjacent to the water and/or sewer main (see definitions for distance on next page)</u>
Subdivisions or multi-unit residential development	Water: 60 l.f. per lot or unit or 1,000 l.f., whichever is greater, based on the development master plan Residential Sewer: See Residential Sewer Service Policy Commercial & Industrial Sewer: 1,500 l.f.
Existing business with an unsuitable well and/or failed/failing septic tank	1,000 l.f. for water and sewer
New business	1,500 l.f. for water and sewer
New individual residence.	Water: 350 l.f. Sewer: See Residential Sewer Service Policy

Notes:

1. "Distance" for individual residences and businesses shall be measured from the closest structure requiring service across the subject land parcel to the edge of the public right-of-way or easement hosting the water or sewer utility. The condition will apply only when the utility easement or public right-of-way hosting the utility is contiguous with the subject property.

"Distance" for all other applications shall be measured from the closest property line of the parcel requiring service along public rights-of-way and/or easements to the edge of the public right-of-way or easement hosting the water or sewer utility.

2. A new individual residence that is constructed to replace an existing residence shall be deemed an "existing" residence and shall not be subject to this policy.
3. A major residential subdivision is defined as 7 lots or more subdivided for residential use. Included are mobile home parks and multi-family developments.
4. Public water and sewer facilities are water and sewer systems owned, operated, and maintained by Johnston County, a County special service district, a sanitary district, or a public (not for profit) water and/or sewer authority.
5. Business is defined as a non-residential or non-agricultural land use with a water usage of 500 gpd or greater.
6. Non-profit entities will be evaluated on a case-by-case basis and, under hardship circumstances, may be exempt from this policy.

Residential Sewer Service Policy: (Adopted 3/14/05)

Sewer service for residential developments shall be limited to developments within Municipal Transition District's (MTD's); Interstate Highway Interchange Districts (IHID's); Outlying Residential Sewer Service Areas (ORSSA's); developments on land zoned R-10, PUD, or PDM prior to the date of adoption of this policy; and existing residences with failed or failing septic systems.

*If a residential wastewater tap is requested on county wastewater lines that flow into a municipal-owned treatment facility, the municipality receiving the waste must approve the request based on plant capacity. That approval would be sent to the applicant and county in writing, subject to the county's approval of line capacity. Also, if the request involved a subdivision of 5 or more lots, the Board of County Commissioners would evaluate the request based on county land use policy. If approved, the county and municipality would coordinate fees, taps, meters, and customer service based on existing service area policies/agreements.

Residential development is defined as a group of owner or renter occupied dwellings consisting of single units or multiple units including subdivisions, patio homes, apartments, condominiums, and town homes. To qualify for residential sewer service in ORSSA's, developments must be zoned PUD or PDM, or be contiguous or immediately adjacent to existing residential development with public sewer service and must be able to be served by construction of new gravity lines (no new pump station required) which will be tributary to existing sewer infrastructure.**

Availability of wastewater allocation for qualifying residential developments shall be subject to surplus wastewater treatment capacity plant. Three years' capacity shall be continuously reserved in the

wastewater treatment plant to serve the projected annual growth of the current bulk municipal customers and projected commercial, industrial and institutional development.

Requests will be processed on a first-come, first-served basis. The official date of acceptance for a residential development project shall be the date of Planning Board approval of the preliminary plat or date of approval of Board of Commissioners approval of a PUD or PDM.

At the time of submittal of preliminary plans to the Department of Planning for initial Planning Board approval, a development phasing plan shall be included which specifies the schedule of development phases, the number and type of residential units, and the requested wastewater flow allocation required for each phase of development. Wastewater capacity shall be allocated for residential projects on a development phase- by-development phase basis.

Capacity shall be reserved by payment of a cash deposit in the amount of 10% of the assessment fees for (all phases) for which capacity is available. Payment of the deposit may be made following approval of the project preliminary plat by the Planning Board for subdivisions and approval of the PUD or PDM by the Board of Commissioners. Payment for the balance of capacity allocations (i.e. wastewater assessment fees) may be made after approval of utility construction plans and specifications and receipt of the DWQ Non-Discharge Permit for a given development phase. Payment of the balance of capacity fees (wastewater assessment fees) shall be made prior to recording of the final plat for a development phase. The 10% deposit will be credited on a pro-rata basis against the assessment fees for later development phases. Payment of the balance of assessment fees will not be accepted for any development phase until plans and specifications are approved and the DWQ Non-Discharge Permit is issued.

The Department of Utilities will maintain records of wastewater capacity required for each project on a phase-by-phase basis. Running totals and a progressive schedule of purchased and planned wastewater allocations will be maintained. Provided developments are constructed within the proposed and approved phasing plan, wastewater capacity will be allocated in order of priority on the basis of the date of payment of initial assessment fee(s). Subsequently submitted projects will not have priority for allocation over a previously submitted project, provided the approved phasing plan is followed and the 10% assessment fee deposit is paid immediately after approval. The phasing plan for a development may be adjusted (extended) by up to one (1) year for any development phase upon prior written request to the Department of Utilities. Only one extension per project will be granted. If later development phases are cancelled or delayed beyond the approved schedule, the 10% deposit will be forfeited. Priority for service will not be confirmed unless the deposit is paid.

Wastewater capacity allocations are subject to availability. Johnston County Department of Utilities will endeavor to permit and construct wastewater transmission and treatment capacity expansions to meet demands.

***Wastewater allocations expressly are for a defined project on a given parcel. Allocations may be transferred with land ownership. Allocations may not be transferred from one parcel to another or from one project to another without the expressed, formal approval of the Johnston County Board of Commissioners.

For residential development proposed outside MTD's, IHID's, and ORSSA's, on-site treatment and disposal systems may be employed, provided all regulatory permits are obtained. For projects with 100 or more units, upon request at the time of submittal of construction documents, the County will assume ownership and operation and maintenance responsibility for on-site wastewater disposal systems provided the facilities are constructed to County standards.

MTD's, IHID's, and ORSSA's shall be as shown on the attached map and may be modified, changed, or amended by the Board of Commissioners.

*Policy amendment adopted September 12, 2005.

**Policy amendment adopted May 1, 2006

***Policy amendment adopted June 13, 2005.

Individual Residence Water Line Extension Policy: (Adopted 6/2/2008)

Service Guarantee Policy: A property owner may request by application an individual residential retail water service within 350 ft. from the end of an existing water line that can be served by the construction of a 2-inch water line extension – provided there are no cost prohibitive restrictions (i.e., stream crossing or problem utility easement). The Residential Retail Water Service fees shown below will apply. A reasonable time frame for construction from the time of application would be 30 days or upon acquisition of a NCDOT encroachment permit, whichever is greater. The only exception to the full price connection fee will be for a “grandfathered” water district incentive tap that can be served within the 350 ft. extension.

Individual Residential Retail Water Service Fee under Capital Construction Projects: For water service line extensions beyond 350 ft from the end of an existing water line where more than one (1) household can be served, property owners can petition the Department of Utilities for service within a proposed area. When the extension is financially feasible to construct, property owners will be notified by mail to purchase construction taps for \$600.00 within 90 days of capital project approval. After the 90 days, the Residential Retail Water Service fees shown below will apply. The only exception to the construction tap fee and the full price connection fee will be for a “grandfathered” water district incentive tap that can be served.

Single Individual Residential Retail Water Service Line Extension beyond 350 ft: A property owner may request by application a single residential retail water service beyond the 350 ft service guarantee if the customer pays the additional construction costs + 10% in excess of the 350 ft. (based on a 2-inch water line allowance) and the Residential Retail Water Service fees shown below. A reasonable time frame for construction from the time of application would be 90 days, or as necessary for design, permitting and scheduling. A property owner may request to construct the water line extension using their own licensed utility contractor subject to approval by the Department of Utilities in which case County design and construction standards shall apply.

Retail Water Service

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
Application Fee*	\$20.00	\$20.00	\$20.00
Connection Charge	¾" - \$600 1" or larger, \$600 or cost plus 10% (whichever is greater)	¾"-1" - \$600.00 1½" - \$1,500.00 2" - \$1,600.00 or Johnston County Cost + 10% whichever is greater	¾"-1" - \$600.00 1½" - \$1,500.00 2" - \$1,600.00 or Johnston County Cost + 10% whichever is greater
Assessment Fee			
<i>Normal User</i>	\$500.00	\$2.75/gpd [▼] [▼] but not less than \$650.00	\$2.00/gpd [▼]
<i>Non-profit entity</i>		\$2.75 per gpd of required average daily demand ***	N/A
Meter Fee	\$195.00	\$195.00 (¾") \$338.00 (1") \$523.00 (1½") 2" or larger (cost + 10%)	\$195.00 (¾") \$338.00 (1") \$523.00 (1½") 2" or larger (cost + 10%)
Deposit**	\$50.00	\$50.00	\$50.00

* For joint water and sewer service, the application fee shall be \$30.00 (total).

** For joint water and sewer service, the deposit shall be \$50.00 (total).

*** Average daily demand is defined as the daily water usage calculated on a monthly average basis. Water usage shall be based on historic water use records for existing facilities. For new facilities, water usage may be based on documented water use information for similar, existing facilities.

*** **Developer reimbursement for residential water system development has been eliminated as of July 1, 2003.**

Monthly Fire Connection Charges

Standby fire hydrants	\$ 10.00
2" Sprinkler connection	\$ 25.00
4" Sprinkler connection	\$ 35.00
6" Sprinkler connection	\$ 50.00
8" Sprinkler connection	\$100.00
10" Sprinkler connection	\$200.00
12" Sprinkler connection	\$300.00

Monthly Water Service Base Charges**Meter Size**

¾" – 1"	\$ 15.00
1½"	\$ 30.00
2"	\$ 40.00
3"	\$ 60.00
4"	\$100.00
6"	\$150.00
8"	\$200.00
10"	\$300.00
12"	\$400.00

Retail Commodity Charge

\$3.00 per 1,000 gallons of usage

Monthly Conservation Charges

Residential (all usage over 9,000 gallons per month)	\$4.00/1,000 gallons*
Residential and Commercial metered irrigation usage	\$4.00/1,000 gallons*

*To become effective 1/1/08

Retail Sewer Service

Application Fee*	\$20.00	
Connection Charge	2" Force Main – \$1,100.00 or Johnston County Cost + 10% whichever is greater Gravity Service – Johnston County's Cost + 10%	
Assessment Fee**	For Customers Tributary To County WWTP	For Customers Tributary To Other Public WWTP's
<i>Residential</i>	\$2,400/unit	\$1,800/unit
<i>Commercial</i>	\$10.00/gpd**	\$7.50/gpd***
<i>Industrial</i>	\$10.00/gpd**	\$7.50/gpd***
<i>Institutional & Non-Profit</i>	\$10.00/gpd**	\$7.50/gpd**
	\$2,400 min.	\$1,800 min.
Deposit*	\$50.00	\$50.00

Monthly Sewer Service Base Charges

<u>Meter Size</u>	
¾"	\$ 12.00
1½"	\$ 25.00
2"	\$ 40.00
3"	\$ 70.00
4"	\$125.00
6"	\$200.00
8"	\$300.00

Commodity Charge

\$4.25 per 1,000 gallons, based on water usage, for wastewater tributary to wastewater treatment facilities with surface discharge. \$5.62 per 1,000 gallons, based on water usage, for wastewater tributary to on-site wastewater treatment and disposal facilities.

Monthly Well Water Meter Charge

Up to 1"	\$2.50
1¼"	\$6.25
1½"	\$7.50
2"	\$10.00

- * For joint water and sewer service, the application fee is \$30.00 (total). Applicant may substitute a letter of credit from another utility with 12 months of good payment history with no delinquencies in lieu of the deposit.
- ** Beginning July 1, 2003, wastewater capacity allocations will be granted and reserved only upon payment of assessment fees. All wastewater assessment fees shall be paid on, or before recording the final plat. For a period of five years after date of payment of the assessment fees, 50% of the fees paid may be refunded, without interest, for unsuccessful or delayed projects.
- *** Average capacity is defined as the daily water usage calculated on a monthly average basis. Water usage shall be based on historic water use records for existing facilities. For new facilities, water usage may be based on documented water use information for similar, existing facilities. Documentation shall consist of 12 month's water usage records from another public utility.

Notes on Retail Water and Sewer Service

1. Water and sewer service applications shall be complete prior to any service connections.
2. All accounts shall be in the name of the property owner.
3. Utility bills are due on the “Due Date” printed on the front of the bill. Payments must be received by 5:00 p.m. on the “Due Date”. An account is considered delinquent if payment is not received by the due date. Water/sewer accounts with previous balances due will be subject to immediate disconnection without notice.

If service is disconnected for non-payment, a reconnect fee of \$50.00 plus the past due amount shall be paid prior to restoring service. For reconnects after 5:00 p.m., the reconnect fee shall be \$75.00

4. Where an owner’s property does not front a public right-of-way or easement, the applicant for service must provide a recorded easement for the service line before the water or sewer service is installed.
5. For individual sewer taps on pressure mains, the customer must provide an interceptor tank and effluent pump meeting County requirements. The tank and pump shall remain the customer’s property. The County will be responsible for the service line from the pressure main to the property line.
6. For receipt of wastewater service, water service from the County is mandatory, if available. Where County water service is not available, customer shall install a water meter on the well head piping (as specified by the County Utility Department) for billing purposes. The cost of equipment, installation and maintenance will be the customer’s responsibility.
7. All sewer use and discharge into County sewer systems must comply strictly to the Johnston County *Sewer Use Ordinance*.
8. For industrial wastewater discharges meeting the definition in the County’s *Sewer Use Ordinance*, a discharge permit must be obtained from the County Utilities Department. Industrial wastewater discharges shall be subject to the terms and conditions, and fees detailed in the industrial pretreatment provisions of the *Sewer Use Ordinance*.

Residential Septage Disposal

All septic disposal payments are due on the 25th day of the month following the month for services rendered. Failure to pay by the 25th will result in suspension of disposal privileges.

Rate - \$14.00 per ton

Authorized septage haulers are required to dispose of septage waste at the Johnston County Sludge Handling Facility.

Wholesale (Bulk) Water Service

Application Fee*	\$20.00
Connection Charge	Cost
Capacity Fee	\$2.75 per gallon per day (gpd) of average capacity
Deposit	None
Monthly Base Charge	Negotiated, based on peak demand, connection size(s) and operation and maintenance costs of infrastructure required for service utility. See following page for current base charges to bulk water purchasers.
Commodity Charge	\$1.85 per 1,000 gallons

General

1. Existing municipal bulk users must purchase additional capacity (at the then current capacity fee), when average usage exceeds 110% of FY '96-'97 average usage.
2. Wholesale (bulk) supply will be provided to any municipality, private utility, or community system within Johnston County, upon request, subject to availability of prime supply.
3. Please refer to the standard contract for wholesale (bulk) supply.
4. In cases where the Johnston County Department of Utilities is requested or required to operate and maintain water facilities for another public utility or a private utility, the County shall charge base and commodity fees of 1.33 times the prevailing County retail rates.

Monthly Base Charges to Existing Bulk Users

<u>Customer</u>	<u>Base Charge</u>
Smithfield	\$0.00
Selma	\$1,300.00
Clayton	\$1,700.00
Whitley Heights	\$100.00
Benson	\$0.00
Micro	\$100.00
Four Oaks	\$200.00
Kenly	\$200.00
Pine Level	\$200.00
Princeton	\$200.00
Cleveland Water District	\$0.00
Hopewell-Pisgah Water District	\$0.00
Clayton Water District	\$0.00
Wilson's Mills Water District	\$0.00
Heater Utilities: (River Dell System)	\$200.00
Carolina Water Service (White Oak Plantation)	\$150.00
All Other Systems	\$100.00
Fuquay-Varina	\$200.00

Sample Bulk Water Supply Contract Form

(Contact the Johnston County Department of Utilities for a sample contract)

Wholesale (Bulk) Sewer Service

Application Fee \$20.00

Connection Charge Cost

Capacity Fee Negotiated fee per gpd of average flow based on cost of infrastructure improvements

Deposit None

Bulk User Charge	Transmission* (\$ per 1,000 gallons)	Treatment** (\$ per 1,000 gallons)
<i>Town of Smithfield</i>	0.48	2.20
<i>Town of Selma</i>	0.78	2.20
<i>Town of Pine Level</i>	0.92	2.20
<i>Town of Four Oaks</i>	0.92	2.20
<i>Town of Clayton</i>	0.92	1.33

*Based on flow passing through County-operated wastewater pumping station(s).

**Based on total flow tributary to wastewater treatment plant.

Emergency Operation and Maintenance Charges In cases where the Johnston County Department of Utilities is requested or required to operate and maintain wastewater facilities for another public or private utility, the County shall charge fees of 1.33 times the prevailing County retail rates.

Water and Sewer System Extensions by Private Entities

General

1. Johnston County allows and encourages extensions to its water and sewer systems for residential, commercial, industrial and institutional service.
2. All water and sewer facilities extensions of the County system must strictly adhere to the County's construction standards, and plans and specifications must be reviewed and approved by the Director of Infrastructure and Engineering. Please refer to the *Johnston County Utility Construction Standards* in the appendices.
3. Construction, installation, inspection and testing procedures shall conform to the *Johnston County Utility Construction Standards*.
4. Developer reimbursements for residential water system development is eliminated as of July 1, 2003.
5. Additions to the County's water system shall be constructed to minimize dead end mains by installation of looping mains to create hydraulic circulation. Loop mains shall be constructed in cases where the total length of the looped main is not greater than 1.5 times the length of the planned dead end main.
6. Extensions to the County's sewer system shall be designed with maximum use of gravity flow pipeline facilities wherever it is feasible. In any case where sewer service is required and a choice exists for pumped service versus gravity service, then gravity service shall be constructed provided that the construction cost of gravity facilities does not exceed four times the construction cost of pumped facilities. The County reserves the right to pay the amount above four times the cost of pumped service to achieve gravity service provided public purpose is best achieved by gravity service and subject to the availability of funds. The basis of cost and cost comparisons must be approved by the Johnston County Department of Utilities. In event of County cost contribution, the County may participate in future cost reimbursement as provided in Section 7 hereafter.
7. The Department of Utilities may own, operate and maintain on-site wastewater collection facilities serving major residential developments subject to the following:
 - a. Collection systems must be conventional gravity or small diameter variable grade type. (Septic tank effluent pump (STEP) systems shall not be permitted.)
 - b. A minimum of 100 residential units must be developed in the initial phase.
 - c. For systems of 100 up to 200 units, the preferred means of treatment are septic tanks, passive natural systems, or passive mechanical systems with subsurface discharge.
 - d. For systems greater than 200 units, the preferred means of treatment are passive, natural type systems, with mechanical plants allowed only when passive natural systems are not feasible. Disposal may be surface or subsurface.

- e. On-site system design and construction (other than for individual or small cluster septic systems) shall be approved by the Department of Utilities.
- 8. For water and sewer facilities constructed by private entities and individuals, which shall become the property of, and operation and maintenance responsibility of the County, the County may enter a reimbursement agreement upon written request from the entity or individual constructing the addition subject to the following conditions:
 - a. For water facilities, only main sizes 6" in diameter and larger will be eligible for reimbursement.
 - b. For sewer facilities, only gravity sewer lines 8" in diameter or larger, wastewater pump stations 80 gpm and larger, and force mains 4" in diameter and larger shall be eligible for reimbursement.
 - c. The amount of developer reimbursement payments shall be calculated on the basis of either of the two following options, at the choice of the developer:
 - 1. Reimbursement payments shall be calculated on the basis of the ratio of the peak flow rate of the new additional load to the existing main divided by the total peak flow capacity of the main or pumping station, times the original project cost of the affected facilities,
 - Or
 - 2. Reimbursement payments shall be calculated on the basis of the number and sequence of developments. The first or original developer shall be reimbursed by the second developer in the amount of the original cost divided by (2x1). The first and second developers shall each be reimbursed by the third developer in the amount of the original cost divided by (3x2). The first, second, and third developers shall each be reimbursed by the fourth developer in the amount of the original cost divided by (4x3), etc. The reimbursement obligation shall terminate after the first developer receives approximately 90% of the original capital outlay.
 - d. The amount of original cost to be included in the calculation shall be limited to the cost for only the portion of the facilities serving the new user.
 - e. Reimbursement amounts shall be based on the original project cost (or appropriate pro-rata portion of the original project cost) which may include construction, construction phase engineering, land and easements, and other incidental administrative costs, which shall be subject to the approval by the Johnston County Department of Utilities. No interest, appreciation, or depreciation shall be factored into the cost calculation.
 - f. The term of the reimbursement agreement is 10 years. (All agreements shall expire 10 years from the date of execution.)
 - g. The Johnson County Department of Utilities shall receive and disburse all payments.
- 9. Bulk water will be supplied to private utility water systems upon request under the terms and conditions specified under "Wholesale (Bulk) Water Supply", herein.

10. All privately constructed community water and sewer systems within the County's jurisdiction (i.e., outside municipal ETJ's) must conform to the *Johnston County Utility Construction Standards* whether or not the systems will connect to the County's system. Plans and specifications for such systems must be reviewed and approved by the Director of Infrastructure and Engineering and construction, installation, inspection, and testing procedures shall conform to the *Utility Construction Standards*. Community water systems must be designed for (future) fire protection with hydrant lateral stub-outs (with valves and plugs). A hydrant escrow fee of \$1,400.00 per hydrant shall be deposited by the developer.
11. Community well systems may be constructed by developers for ownership, operation and maintenance by the County. All construction, installation, inspections and testing must conform to the *Utility Construction Standards* as for extensions to the County water system. Community well systems must be designed for (future) fire protection with hydrant lateral stub-outs (with valves and plugs). A hydrant escrow fee of \$1,400.00 per hydrant shall be deposited by the developer.
12. Plan review fees for extensions of the County's water and sewer systems shall be \$50.00 per lot per utility for subdivisions and \$75.00 per utility per platted acre for commercial development. These fees cover plan review, on-site inspections, and one-year warranty inspections.
13. Plan review fees for community well systems and sewer systems which will not immediately connect to the County's water and sewer systems shall be \$100.00 per utility per 25 lots of development for subdivisions (with no proration) and \$60.00 per utility per acre for commercial development. These fees cover plan review, on-site inspections, and one-year warranty inspections.