

WARMINSTER MUNICIPAL AUTHORITY

DEVELOPERS GUIDELINES

January 2018

The following list of practices and procedures has been developed as a guide to assist in the planning and design of water and sewer facilities, intended to serve new development in the Warminster Municipal Authority service area. It is subject to change without prior notice.

1. General

All parties planning to build in the Authority's service area must consult with and present plans to the Municipal Authority. The Authority reviews plans, may make recommendations, and approves plans for the construction of water and sanitary sewer facilities, when in acceptable form.

It is recommended that four sets of preliminary land development plans be delivered to the Authority Administrative Office at the same time plans are submitted to the local government reviewing agency. An Authority Preliminary Agreement should be promptly signed and delivered to the Authority, with \$2,000 deposit to cover the costs of plan reviews, consultations with the developer and/or landowner, and preparation of a Service Agreement. This will assure that the plans are available in ample time for review, comment, and revision prior to approval by local government agencies and will help to prevent delays in the review and approval process.

2. Service Agreements

All developers and/or owners intending to install water and/or sanitary sewer lines and appurtenances and/or requesting permission to connect to the Authority's existing facilities shall enter into an agreement, setting forth the terms and conditions of Water Supply and/or Sewage Disposal Service to be rendered by the Authority. Once the agreement is prepared by the Authority and submitted to the developer/owner for execution, the agreement must be signed and returned to the Authority within 60 days. If the agreement is not returned within 60 days, the application will expire, and unused escrow (if any) returned.

3. Plan Review & Approval

All land development plans proposing extension to the Authority's water and/or sanitary systems, or service connections to the Authority's existing facilities, shall be subject to review by the Authority staff and/or consulting engineer. The design of water and sewer facilities shall be in accordance with the Authority's rules, regulations, and standard specifications, as well as all applicable Federal and State requirements.

Upon issuance of the plan review letter by the Authority or the Authority's consulting engineer, failure to comply with the provisions in the letter within 90 days shall automatically terminate the project with the Authority, and the unused escrow (if any) will be returned.

4. Extensions

Where the Authority's water and/or sewer lines are adjacent or near to the Owner's property line, but do not abut the property frontage along a public right-of-way, the Owner shall be responsible to have the water and/or sewer main extended to and completely across the front of his property.

5. Costs of Installation

All costs of construction, installations, and connections shall be borne by the owner or developer. In addition to these costs, there will be fees pertaining to engineering, inspection, legal, and administration, all of which shall be borne by the owner or developer.

6. Rights-of-Way & Easements

All facilities installed in public thoroughfares and rights-of-way shall be deeded and dedicated to the Authority. It shall be the responsibility of the owner/developer to secure required easements across private property for the Authority.

7. Connections and Installations

The Authority reserves the right to make its own connections to its existing facilities and to extend service lines and laterals from its mains to the curb or right-of-way line. All charges will be borne by the owner/developer and shall be on a time and material basis and will include engineering, inspection, legal, administration and any and all other costs related to the construction.

8. Tapping fees

Tapping fees are required for all new construction. Tapping fees relate to the number of equivalent dwelling units (EDU's) of water and/or sewer capacity required by the new construction. Tapping fees may apply to projects involving renovations and/or additions to existing structures where no new physical water/sewer connections to the Authority's mains are made. Calculation of tapping fees will be based on the number of EDUs required by the new structure and the applicable tapping fee rates per EDU in effect at the time the fees are paid. One (1) residential EDU is defined as 246.6 gallons per day. Tapping fees for commercial and industrial new users shall be calculated on a per-gallon basis.

9. Charges for Upgrading Facilities

Developers/owners will be required to pay the costs for new or upgraded facilities necessary to provide adequate service to the new development if the Authority's existing facilities are determined to be of insufficient capacity to supply water and/or provide proper sewage disposal service.

10. Fire Protection

Developers/owners are encouraged to contact the local Fire Marshal and/or Department of

Licenses and Inspections for information concerning the building and fire protection codes of the local municipality. If a sprinkler system is proposed within a building and/or required by local authorities, special considerations apply to the design of the water service. It is recommended that the Authority office be contacted for further information.

11. Builder's Water

Arrangements for builder's water during construction can be made by contacting the Authority office.

12. Water Meters

Developers/owners shall arrange with the Authority for installation of water meters, paying all costs for meters and the installation in advance. Location and size of meters shall be determined by the Authority. If the meter is to be installed within the building, the owner/developer shall provide a readily accessible place for the meter. If determined by the Authority that the meter must be installed outside the building, the owner/developer shall provide an underground meter pit located and constructed in accordance with Authority rules and regulations, and standard specifications. All new residential meters shall be installed in outside meter pits in accordance with Authority rules and regulations and standard specifications.

13. Certification of Water and Sewer Availability

Municipal land development regulations require the Authority to certify availability of water and/or sewer service, before final land development plans are approved by the governing body. The Service Agreement must be executed, and all fees and the construction escrow deposit must be paid in order for the Authority to issue a certification.

14. Fees and Deposits

All fees for water main taps, inspections, builder's water, meter installations, lateral installations, tapping fees, facilities upgrading charges, etc., and all escrow deposits must be paid to the Authority when the Service Agreement is executed by the developer.

15. Acceptance of Contractor

The Authority reserves the right to review the qualifications and to accept or reject any contractor proposed for water/sewer construction in its service area.

16. Dedication of Facilities

Water and sewer facilities are to be dedicated to the Authority upon final inspection and testing by the Authority engineer. Escrow will be retained for a period of 18 months from dedication or final paving whichever is later.