

SOUTH DAVIS SEWER DISTRICT
RESOLUTION 109-3
DEVELOPMENTS/PROJECTS AND LINE EXTENSIONS

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SOUTH DAVIS SEWER DISTRICT
RESOLUTION 109-3
DEVELOPMENTS/PROJECTS AND LINE EXTENSIONS

This Resolution identifies the District's policy with regard to the orderly processing and approval of commercial, industrial and residential developments/projects of sewer collection lines and extensions of sewer mains.

It is deemed advisable and necessary in the public interest to adopt such policies to ensure that the sewer lines in all developments/projects and line extensions will be installed in a good quality and timely manner.


Resolution No. 2, Form 33, Form 26A-27A (Rev), Resolution No. 109 with Revision "A", Resolution No. 109-1, Resolution No. 109-2 and any previous Board approved procedures which might appear at variance with the intent of this Resolution are void and canceled.

The invalidity of any section, clause, sentence or provision of this Resolution shall not affect the validity of any other part of this Resolution which can be given effect without such invalid part or parts.

This Resolution shall take effect upon its passage, approval and recording of the District as provided by law for all Developments/Projects and Line Extensions filed with the District subsequent to the date of passage of the Resolution.

PASSED AND ADOPTED by the Board of Trustees of the South Davis Sewer District, State of Utah, on the 20th day of July, 2023.


Chair, Board of Trustees


Clerk



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A. GENERAL

In order to provide sewer service that is reliable and economical for individual property owners, it is the District's intent to own, operate and maintain all sewer lines eight (8) inches and larger both extending to and within developments/projects, provided that all such lines meet District standards and are located within public streets or on easements granted to the District adequate for its operation and maintenance.

For the purpose of this Resolution a "development/project" is defined as any project wherein sewer collection pipe is constructed and turned over to the District for ownership and maintenance. A "development/project" shall be further defined as any of the following:

1. A Subdivision of two (2) or more lots.
2. A Condominium Complex.
3. An Apartment Complex.
4. A Planned Unit Development (PUD).

A "trunkline" is defined as any District-owned sewer line greater than eight (8) inches in diameter.

A "line extension" is defined as any extension of the sewer collection system eight (8) inches in diameter or over which will be owned and operated by the District and which extends beyond the property boundary of the developer.

The treatment facilities and sewer collection lines of the District have limited capacity and therefore any significant increase in loading of quantity or quality of wastewater in these facilities must be reviewed and approved by the Board of Trustees.

B. APPLICATION

The developer or owner, hereinafter called "Applicant", will make application by providing the following:

1. Application Letter on District form entitled "Application For Subdivisions/Line Extensions".

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2. Application Fee in accordance with District Resolution No. 110, as amended, entitled "Schedule of Charges and Fees". This fee covers application review costs, on-site inspections, initial closed-circuit TV (CCTV) inspection of new sewer line construction and installation/removal of plywood boards in manholes (necessary to protect sewer lines during paving operations, if applicable). This fee is non-refundable, and the application is valid for one (1) year. If the project has not reached the construction stage within that time the application may be canceled and a new application must be filed with the District along with the required fees.
3. One (1) copy of the Preliminary, Final or Recorded Plat. If not applicable, a site plan will be provided.
4. An Escrow Deposit in accordance with District Resolution No. 110, as amended, shall be submitted along with the Agreement. This deposit shall be held in escrow without interest until such time as the development/project meets minimum District standards, the final road surfacing has been completed and final District inspection completed. If the sewer development/project is not completed and the Deed accepted by the District then the total amount of the escrow deposit will be retained by the District for use in payment of development/project costs incurred by the District.

The District will process the application for development/project or line extension and advise the Applicant in writing within thirty (30) days as to the District's position of acceptance or rejection.

A project number will be assigned to each development/project or line extension application upon initial receipt by the District. This project number will be used in all correspondence and files concerning each development/project and line extension.

C. AGREEMENT

A written Agreement will be prepared by the District covering the requirements and obligations of the District and Applicant. Two (2) copies of this Agreement will be forwarded to the Applicant for signature and returned to the District for review and approval by the Board of Trustees. The District shall submit the Agreement to the Board of Trustees for review and approval. One copy of the approved signed Agreement will be returned to the Applicant.

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D. CONSTRUCTION DRAWING

After the development/project or line extension application has been reviewed and approved, Applicant will submit one (1) digital set of the detailed Construction Drawing prepared in accordance with District Resolution No. 114, as amended, entitled "Sewer Design and Construction Standards" showing specific sewer line information. This Drawing will be reviewed to ensure compliance with District requirements. The District requires all Applicants to use a registered, professional engineer for each project. Further reference to engineer in this Resolution will be "project engineer" which shall be defined as the Applicant's designated engineer. Once all revisions are made and the Construction Drawing has been approved, the Applicant will submit four (4) full-size prints of the approved Construction Drawing prior to the Preconstruction Conference. Two (2) sets of the approved Construction Drawing will be returned to the Applicant for use during construction.

E. CUT SHEET

When the development/project or line extension preparation is complete, including rough grading of roads, placing steel fence posts at lot corners extending at least four (4) feet above grade level and construction stakes of ten (10)-foot offset no more than fifty (50) feet from each manhole, the project engineer will submit a Cut Sheet for final review and approval by the District. Two (2) copies of the Cut Sheet will be returned to the Applicant for use during construction.

F. PRECONSTRUCTION CONFERENCE

A Preconstruction Conference will be held at the District's Office after District review and approval of the Construction Drawing and Cut Sheet. Those in attendance may include the District's Inspector, Applicant, project engineer, contractor and backhoe operator. A review of District policies regarding construction requirements will be discussed.

G. INSPECTIONS

Random inspection will be performed by the District's Inspector during construction. Inspections will be performed during normal working hours of 8:00 a.m. to 4:30 p.m. Monday through Thursday, excluding holidays. Inspection on weekends and holidays will not be provided by the District unless prior approval has been obtained at least one (1) regular working day prior to the weekend or holiday. See Resolution No. 110, as amended, for fees associated with these inspections. Inspection by the District does not relieve the Applicant of the responsibility to meet the District's construction standards. Construction work must not be covered without District inspection. The project engineer is responsible for on-site inspection on behalf of the Applicant to ensure accurate as-built information and to ensure compliance with the approved Construction Drawing and Cut Sheet. Any construction deviation from the District approved Construction Drawing must be approved by the District's Inspector during the construction period for final acceptance of the development/project by the District.

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H. AIR TEST AND CLOSED-CIRCUIT TV (CCTV) INSPECTION

When construction has been completed an air test will be performed on all new sewer line construction as part of the Applicant's responsibility. District personnel must be present during the air test and written results submitted to the District by the testing contractor verifying compliance with District standards. Completion of construction is defined as, but not limited to, the following:

1. *Manholes*: pipe inlets and outlets grouted, all steps and/or ladders removed, standard hardware installed (low-profile hardware is not acceptable), District-approved lids installed, base and trough clean and free of dirt and debris.
2. *Sewer Main Lines*: clean and free of dirt and debris.

Upon completion of the air test, District personnel will perform a CCTV inspection of the new sewer line construction to ensure compliance with District standards. During this inspection process District personnel may install 5/8-inch plywood boards in each manhole to protect the sewer mains during street grading and asphalt surfacing. District personnel will clean and remove the plywood boards after paving operations are complete.

I. DEVELOPMENT/PROJECT OR LINE EXTENSION ACCEPTANCE

Prior to final acceptance of the development/project or line extension the Applicant shall furnish the following items to the District:

1. Recorded Plat showing street addresses and lot numbers, if applicable.
2. As-Built Drawing in accordance with District Resolution No. 114, as amended (Digital Submission in PDF file format).
3. Deed conveying sewer facilities to the District.
4. Affidavit/Sewer Project Costs.
5. Lien Waivers/Labor & Materials.
6. Road Guarantee from appropriate City.
7. Easement(s), if applicable. An easement at least twenty (20) feet in width is required for sewer facilities not situated within the dedicated street for District maintenance and operation functions.

NOTE: All forms will be provided by the District. The Deed and any Easement(s) will be recorded by the District.

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The quality of material and workmanship shall be guaranteed to the District by the Applicant for a period of two (2) years after acceptance by the District. The Applicant will be notified in writing of any deficiencies or repairs which may be needed prior to expiration of the two (2) year warranty. The District may refuse future application for developments/projects or line extensions from Applicants in default on any development/project or line extension guarantee requirement.

The District shall furnish written notice of final acceptance of the development/project or line extension for ownership and maintenance when all requirements are met.

J. GROUND, SURFACE, STORM OR WASTEWATER ENTERING DISTRICT FACILITIES

No ground, surface or storm water will be allowed to flow into the District's collection system. Any discharge of ground, surface or storm water beyond this point will be considered a violation of the District's Industrial Pretreatment Program (Resolution No. 123, as amended). Each day that such a violation occurs is considered a separate violation and is subject to a \$1,000 per day fine (Resolution No. 114, as amended). The District will plug the sewer line at the manhole where the new development/project or line extension connects to the District's existing collection system. Removal of the District installed plug will be considered prima facie evidence that a violation has occurred.

Building sewer connection will not be made to District facilities, nor will wastewater be allowed to enter District sewer lines until such time as the project has been completed and written notice received by the Applicant that the development/project or line extension has been accepted by the District for ownership, operation and maintenance. In addition, application must be made to the District for each building sewer connection and appropriate fees paid in accordance with District Resolution No. 110, as amended. The applicant or designee for each building sewer connection must sign an application form and provide property address, billing address and name of owner prior to inspection and connection to the sanitary sewer.