

1.4 PROCEDURES FOR OBTAINING WATER AND SEWER SERVICE FOR DEVELOPMENT PROJECTS

1.4.1 Prior to zone change or preliminary plat:

1.4.1.1 The Developer will meet with the Water Superintendent to discuss available services. If none are available, options to obtain services will be discussed.

Developer must provide proof of ownership of municipal water rights sufficient for the project, prior to the issuance of a will serve letter.

1.4.1.2 A letter with results will be given to the Developer to provide to the Town of Apple Valley Planning and Zoning Board.

1.4.1.3 No District officer or employee is authorized to issue a will serve letter. The letter must be provided by the District Engineer. Any letter issued in conflict of this section shall be null and void.

1.4.2 Following approval of the preliminary plat:

1.4.2.1 The Developer's engineer will provide proposed construction plans as per District Design Standard to the Apple Valley Joint Utilities Commission (JUC) committee, to a District representative.

1.4.2.2 The District Engineer will then review, redline and return plans at the next JUC meeting to the Developers. The Developers engineer will make the requested corrections on the Master set of construction plans.

1.4.2.3 The Developer will provide a set of the final completed master construction plans for a final review by the District Engineer or District Staff.

1.4.2.4 If plans are approved, the District representative will sign-off on the master set of construction plans.

1.4.2.5 Developer will deed the municipal water rights over to the District, according to the will serve letter received, at the time of recording the final plat. If the project is to be completed in phases, at the option of the District, water rights may be deeded according to each phase as it is approved.

1.4.3 A Pre-Construction meeting will then be held by the Apple Valley Public Works ~~Consultant~~ Director. Contractor shall provide a copy of his Utah State License, evidence of the Contractor's insurance and proof of bonding, if required. The required amount of the bond shall be determined by the District Engineer or Inspector based on the scope and exposure of the project. The contractor may then start construction and arrange all required inspections with the District Inspector as construction proceeds and finishes.

1.4.4 Upon completion of the work, the contractor shall provide the District with as-built plans, both in print and in electronic format, and proof of all soils testing that was completed during construction.

1.4.5 Upon completion, the Developer is to provide a one (1) year warranty and a warranty bond of 10% of the construction cost, or pay the bond amount to the District. The bond amount will then be released back to the Developer after the one-year warranty period is over and any needed warranty repairs have been made.

1.4.6 The District transmits one executed copy of the Water and Sewer Extension Agreement to the Developer and one copy to the District Engineer. All District engineering review fees and all inspection fees are to be paid by the Developer.