

## **MODULAR PLANT POLICY**

Adopted by the JCWSA Board April 20, 2006

For the purposes of this policy, a modular plant is one that is isolated based on topography and access to Authority-owned sewer lines. The JCWSA Board reserves the right to modify, approve or disapprove any modular plant based on current or anticipated sewerage accessibility conditions in the area surrounding the proposed plant, including consideration of whether the proposed plant complies with the JCWSA "Master Sewer Service Plan".

A Developer seeking to construct a wastewater treatment plant to provide sewer service in an area of the County not currently served by sewer shall enter into an agreement with the JCWSA. As a minimum, the agreement shall address the General Requirements listed below:

### **General Requirements**

Guidelines for JCWSA Board approval of a modular system are as follows:

- 1) The proposed plant shall be sized to accommodate the flows of each phase of the development. The design shall demonstrate the plant's ability to efficiently and effectively operate during minimum and maximum flows. The plant shall be designed to meet 100% of the treatment needs of the project(s) to be served at 80% of the plant capacity. The JCWSA reserves the right to use the remaining 20% of the capacity for contingency or as it determines.
- 2) All costs associated with the design, permitting and construction of the entire facility shall be borne by the Developer, including obtaining an N.P.D.E.S. Permit if required. The Developer shall be responsible for the costs of review of the plant design and observation of construction by the JCWSA consultant.
- 3) Should a "Wasteload Allocation" from Georgia's Environmental Protection Division be required, the Developer shall make application for such and, if all conditions set forth by the JCWSA are met; the JCWSA shall assist the Developer in obtaining the "Wasteload Allocation".
- 4) A Developer proposing any land application of the proposed plant's effluent shall be responsible for acquiring all land necessary for disposal of such through the project's projected life. Developer must provide the JCWSA with adequate proof that the land in question shall be available for effluent disposal for the entire term of the proposed plant's projected life.
- 5) No proposed plant shall be approved unless it services a minimum of 400 lots or 120,000 gallons per day equivalent. If the proposed development will not provide the minimum flow, the Developer shall permit parcels outside the development to connect to the plant at least until the minimum capacity of 120,000 gallons per day is satisfied. In the event the Authority is expected to obtain ownership and operations of the plant at less than the minimum committed capacity, the Authority shall expect the Developer to have a contractual obligation with property owners inside *or outside* the development for treatment of wastewater at the proposed plant up to at least 120,000gpd.
- 6) No proposed plant shall be approved if any portion of the proposed development's boundaries is closer than 10,000 feet to an existing JCWSA sewer line.

- 7) No proposed plant shall be approved if access to a JCWSA sewer line, by either gravity line or pump station and force main, is to be available within the foreseeable future, as determined by the JCWSA Board.
- 8) The Developer shall agree that the proposed plant is to be conveyed to the JCWSA at a time to be designated by the JCWSA Board and upon the satisfaction of those standards and conditions set by the JCWSA Board. Said conveyance shall include the transfer of all plant equipment, a quit claim deed for the property upon which the plant equipment is located, as well as the conveyance of all easements and access rights necessary for the operation and maintenance of the plant. In the event the JCWSA determines that the plant is to be abandoned, upon abandonment the JCWSA shall deed the plant's property back to the developer or homeowner's association to be used as greenspace.
- 9) The Developer shall provide a bond equal to 100% of the estimated cost of the plant to ensure proper construction, operation, and maintenance of the plant until acceptance by the JCWSA. The estimated cost shall be determined by the JCWSA or its consultant based on a review of the design plans.
- 10) The JCWSA reserves the right to establish and charge usage fees for reuse water upon acceptance of the plant.
- 11) The Authority shall not take ownership of any plant until all standards and conditions are met and accepted by the JCWSA Board at a regularly scheduled JCWSA board meeting. The Board reserves the right to delay taking ownership of any plant for reasons including, but not limited to: (a) manufacturer warranty issues (b) Georgia Environmental Protection Division violations (c) material/contractor liens, or (d) unresolved litigation or potential litigation as it relates to the plant or development as a whole. The Developer is responsible for the costs of operation and maintenance of the plant until the Authority takes ownership. All operations and maintenance must be performed by operators that have been duly certified by the State of Georgia.
- 12) The JCWSA Board shall, on a case-by-case basis, decide the percentage of the future sewer tap fees to be applied toward the capital cost of the proposed plant. Factors for calculating percentages include:
  - a) The ability to readily expand the proposed plant and absorb additional or potential wastewater customers for the Authority in the general area.
  - b) The type of proposed plant including the technology employed its estimated energy consumption, its estimated staffing requirements, its permitted effluent guidelines, its method of effluent disposal and its treatable capacity at the project's proposed build-out.
  - c) The usable life of the proposed plant which the JCWSA and its consultant shall assess.
- 13) The JCWSA shall approve the type of plant, equipment selection, location, and method of wastewater disposal on a case-by-case basis. Issues that may be considered by JCWSA in evaluating a proposed plant include, but are not limited to:
  - a) Operations costs
  - b) Reliability
  - c) Treatment efficiency
  - d) Equipment considerations include:
    - i) Efficiency
    - ii) Maintenance requirements
    - iii) Performance history
    - iv) Warranties
  - e) Useful life of the plant