



CULPEPER COUNTY WATER AND SEWER AUTHORITY (CCWSA) STATEMENT OF POLICY CONCERNING COMMUNITY WATER AND SEWERAGE SYSTEMS

Culpeper County Water and Sewer Authority (the Authority) hereby adopts as its Statement of Policy the following position concerning Community Water and Sewerage Systems:

1. Definitions:

- A. Community Water Systems. For purposes of this policy, a community water system shall be defined as a system to be owned and/or operated by the Authority which is intended to supply potable water for domestic and other needs wherein the system is freestanding (i.e., not connected to any CCWSA central system located in Culpeper County.)
- B. Community Sewerage Systems. For the purposes of this policy a community sewerage system shall be defined as any system to be owned and/or operated by the Authority that is intended to provide sewer service wherein the system is freestanding (i.e., not connected to any CCWSA central system located in Culpeper County.)
- C. Sewerage Treatment System Components. For the purposes of this policy, sewerage treatment system components shall be defined as equipment, structures, pipes, and appurtenances that comprise the treatment works from and including any wastewater treatment plant influent pump stations, through and including any final effluent discharge piping.
- D. Water Treatment System Components. For Purposes of this policy, water treatment components shall be defined as equipment structures, pipes, appurtenances that comprise the treatment works from and including any well pumps and influent raw water pump stations, including appurtenances and piping directly associated with the water supply and treatment, through the treatment units and filters including any finished water pumping stations supplying finished water to the Distribution System Components.
- E. Sewerage Collection System Components. For the purpose of this policy, collection system components shall be defined as all piping and appurtenances that bring raw sewage to the treatment works.
- F. Water Distribution System Components. For the purpose of this policy water distribution system components shall be defined as all piping, storage tanks, pumping stations and appurtenances that convey treated water from the water treatment system to the end users.
- G. Service Area. The service area of any Community Water and Sewerage System to be owned and/or operated by the Authority shall be as recommended by the Authority and approved by the Board of Supervisors. Routine service extensions within service areas shall be as determined by the Authority.

2. Community Water and Sewerage Systems to Meet Authority Policy and County Land Use Standards

Except in response to a resolution by the Board of Supervisors, the Authority will not consider accepting ownership, maintenance or operation of any Community Water or Sewerage System which does not meet the County Comprehensive Land use plan and the policy provisions herein.

3. Ownership and Operation. The Water and Sewerage Systems and all facilities associated therewith, shall become and remain the property of the Authority after completion, final inspection, and acceptance of the same by the Authority. Upon acceptance of the System by the Authority, the Authority agrees to provide all necessary administrative, legal and technical services, together with all necessary equipment and supplies to operate and maintain the System, in accordance with all applicable regulations. The Applicant may not make any service connections to the System, until the system is accepted by, and conveyed to, the Authority.
4. Design and Construction Responsibility. The Authority, at its sole discretion, will determine if the treatment system components of the water and/or sewerage systems will be designed and built by the Authority or the Applicant.
5. Design Approval Required.
 - A. Before agreeing to accept any Community Water or Sewerage System, the Authority shall review and approve the design and construction standards and details applicable to that system. The Authority's review and approval shall be in addition to any review, approval or standards which may be adopted and enforced by county, state, and federal regulatory authorities including approval of effluent discharge permits.
 - B. The Authority's design standards may require distribution piping and collection systems within Community Water and Sewerage Systems to be of a standard configuration, capable of being compatible when connected to future public water supply system and sewerage systems, including conformance with requirements for fire flow of water associated with public systems.
 - C. The design of any Community Water and Sewerage System shall make acceptable provision for necessary easements and maintenance access rights-of-way to reach all facilities and planned extensions of the systems. The systems shall be conveyed along with all necessary easements, rights-of-way, equipment manufacturer's warranties, by general warranty deed with title satisfactory to the Authority. Title to any water or sewer plant site shall be in fee simple unless an easement is approved by the Authority.
 - D. A hydrologic study (at no cost to the Authority) shall be made of each proposed Community Water System in accordance with standards adopted by the Authority. The study shall identify appropriate impoundment and/or well sites and the design of the Community Water System shall include reservation and preservation of replacement sites and sites for development of future services if indicated.

6. Financial Considerations.

- A. Community Water and Sewerage Systems shall be constructed at no cost and risk to the Authority, in accordance with construction and design criteria approved by the Authority and cognizant regulatory authorities. In the event the Authority, at its sole discretion, elects to design and construct any facility, financing for 100% of the design and construction obligations of the Authority shall be provided by and guaranteed by the Applicant with a bond, letter of credit or other surety acceptable to the Authority.
- B. Prior to acceptance of any system, the Authority may adopt a mandatory connection resolution applicable to that system. If adopted by the Authority, such mandatory connection resolutions shall be submitted to the Board of Supervisors of Culpeper County for concurrence and shall be fully enforceable and in effect prior to acceptance of the system(s). The Authority shall set rates for the system(s) in accordance with the Authority Operating Code. The rates and fees shall be paid by the owners of all properties in the service area served by or capable of being served by the system(s) and as noted in B.2 below.
 - 1. The rates shall be subject to review and revision periodically by the Authority and payment of all rates shall be secured by a lien upon properties to be served or capable of being served by the system(s) as permitted by the Virginia Water and Waste Authorities Act . (Chapter 51, Title 15.2, Sect. 5100 et seq., Code of Virginia, as amended.)
 - 2. In addition the Authority may require a contractual arrangement with the developer to subsidize the maintenance and operation of the systems until such time as 95% of the units in the development are sold and are using the system(s).

7. Nutrient Offsets. Applicants shall secure sufficient allocations to offset every pound of nitrogen and phosphorus discharged in excess of their "permitted design capacity" as of July 1, 2005. Permitted design capacity is the capacity authorized in a Certificate to Construct issued by the Department of Environmental Quality ("DEQ") before July 1, 2005. Allocations and offsets must be approved by the DEQ. Before accepting responsibility for the design, construction, ownership and/or operation of any new or expanded wastewater treatment plant, the County and the Authority will require evidence satisfactory to the County and the Authority that (1) the DEQ has approved sufficient allocations to offset every pound of nitrogen and phosphorus to be discharged in excess of the plant's permitted design capacity as of July 1, 2005, (2) the offsets are permanent, and (3) the County and the Authority will assume no obligation for the cost of maintaining the offsets. The County and the Authority must also approve any allocation and offset-related VPDES permit conditions for the new or expanded discharge prior to accepting responsibility for the design, construction, ownership and/or operation of any new or expanded wastewater treatment plant.

8. Covenants and Notice Provisions. The Authority will cause to be recorded on the official record plat for the subdivision or development and in the deed of record of each parcel of property to be served by Community Water and Sewerage Systems a notice concerning the following:

- A. That all operating and maintenance costs of the system(s) will be borne by the users and/or owners of property which can be served by the system(s) in accordance with rates, rules and regulations to be established by the Authority and
- B. The adequacy of water capacities, quantities and pressures at all times will depend upon the Community Water System, independent of any other water source or system.

Approved : ___October 6, 2005_____