

# The River Ridge Sanitary Sewer Policy

## Revised Per River Ridge Attorney

November 1, 2014

### Connections:

- A. Wherever in the community of River Ridge a property abuts in any manner upon any street, alley or easement along which runs a sanitary sewer available for community use, the improvements on such property can be connected to such line, and on such property no outside toilet, cesspool, privy vault or privy of any kind or description shall be permitted.(See drawing Sewer Main- Sewer Lateral).
- B. If the Board of Directors determines that community sanitary sewer is not feasible for any lot due to a cost which the property owner is not willing to pay, too many connections for system capacity or for any other reason, then sewer will not be available for that lot.

### Permit Fees:

- A. All connections made with or into the sewer lines or mains under the control of or owned by River Ridge shall be made under the supervision of the Board of Directors, and no such connection shall be made without a permit to do so being first obtained. There shall be only one connection per lot. Any requests for additional connections shall be taken into consideration by the Board of Directors.
- B. Every person tapping into and connecting with the sewer lines or mains under the control of or owned by River Ridge, except as otherwise provided, shall pay into the River Ridge treasury (budget line item "sewer escrow") connection fees according to the following schedule:

Type	Fee
Single-family camper	\$750.00

### Permit Application:

Any person, the owner of the lot, desiring to make a connection with the sewer system shall first file with the Secretary of River Ridge an application therefor in such form as may be prescribed by the Board of Directors and provided for that purpose. The application shall set forth the location and description of the property to be connected and for what purpose the sewer is to be used. If the use to which the sewer is to be put is practicable, the Secretary shall issue a permit therefor. It shall be unlawful to make any such connection until the required permit has been secured.

### **Separate Connections Required:**

- A. The size of each sewer connection required under this chapter shall be subject to the approval of the Board of Directors.

### **Sewer Laterals:**

- A. That part of any sewer lateral constructed under the streets of River Ridge, easements or rights of way in use for street purposes, shall be accepted into the sewer system by the Board of Directors upon written application of all owners of private premises connected or to be connected, directly or indirectly, by said lateral to a River Ridge sewer main, provided that no such lateral shall be accepted which does not have a clean out on the Common Properties or on such Owner's Lot at or near the property line adjacent to the Common Properties.(See drawing Sewer Lateral with Clean out.)
- B. Upon such application by the owner or owners of any sewer lateral not including such clean-out, the Board of Directors may, at the written request of the owner or owners, modify the lateral to comply with said standard, at a fee per clean-out of \$300 or the value, as determined by the Board of Directors, of the peculiar benefits resulting from the improvements to the owner or owners, whichever is less, such fee to be paid by the owner or owners in advance. This fee shall be deposited into the River Ridge treasury (budget line item "user fee 2"). (See drawing Clean Out Assembly.)
- C. Nothing in this section shall be deemed to preclude the Board of Directors from imposing additional fees for such work, as provided by the Protective Covenants or applicable law, or from providing for the acceptance into the River Ridge Sewer system of such laterals reconstructed as a result of such additional fees or from imposing fees and providing for liens to guarantee payment under such additional fees.
- D. Upon application and approval for a sewer connection and applicable fees paid River Ridge will install a sanitary sewer lateral from the sewer main up to the lot owner's property line with a clean-out assembly at a cost of \$750.00. This money shall be deposited into River Ridge treasury (budget line item "user fee 2"). The lot owner will be required to obtain a permit from River Ridge and then be allowed to connect to the lateral. The lot owner connection shall meet all applicable codes and must be inspected by River Ridge before being covered up. After completion, the sewer lateral from the camper up to the clean out at the property line will be the responsibility of the property owner and from the clean-out at the property line to the sewer main will be the responsibility of River Ridge.

### **Sewer Service Charging & Metering:**

- A. There shall be added to the bimonthly water bill for all premises inside River Ridge having a connection, directly or indirectly, to the River Ridge sanitary drainage system a bimonthly sewer service and sewage treatment charge in the amount of \$2.00 plus \$.75 per 100 cubic feet of water metered up to 100,000 cubic feet. These added service charges shall be added to the River Ridge treasury (budget line item "sewer escrow").
- B. It shall be the duty of the owner of any premises having a connection, directly or indirectly, to the River Ridge sanitary sewer to see that the sewer service charge imposed under this section is promptly paid within the time the same shall become due.
- C. The amount of any sewer service charge imposed pursuant to this section shall constitute a personal liability of any person using the sewer or water system of River Ridge and, in addition to other remedies, River Ridge may enforce such personal liability by appropriate proceedings at law or in equity.

### **Private Sewers:**

- A. The definition of a private sewer is; any sewer that has not been installed by River Ridge in any street, easement or right of way.
- B. The consent of the Board of Directors shall be secured, by written consent, before laying any private sewer line along any street, right of way or easement. In laying such private sewers and in making connection with the branch pipes laid by River Ridge for that purpose, such material shall be used and the sewer laid in accordance with the applicable provisions of the Virginia Uniform Statewide Building Code<sup>(1)</sup> and the rules and regulations adopted by the State Board of Health. When such sewers are laid and the connections are made, the person authorized to make such connections and to lay such sewer shall notify the Board of Directors, who shall inspect or cause to be inspected such work as promptly as their duties permit and, if the material used and the work done meet the requirements set forth, approve the same.