



**PLANNING & DEVELOPMENT**  
CITY OF NEWARK

220 South Main Street · Newark, Delaware 19711  
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March 20, 2017

Mr. Alan Hill  
Vice President  
Hillcrest Associates  
P.O. Box 1180  
Hockessin, DE 19707

RE: 36 Benny Street – Project #17-01-02

Dear Mr. Hill:

The City of Newark Subdivision Advisory Committee (SAC) has submitted their comments on the Major Subdivision and Rezoning Plan you submitted on behalf of H & J Properties for the construction of seven (7) garden apartments at the property located at 36 Benny Street (Project #17-01-02). The committee has the following comments:

General

1. The City has received fees in the amount of \$1,397 for the Major Subdivision record plan, Rezoning, and Site Plan Approval. Please note that the amount should have been \$2,108.25. Therefore, the application is short \$711.25 in fees. Fees are required as follows:

Major Subdivision Application Fee	\$1,000.00
Review Fee	140.00
Recordation Fee	750.00
Rezoning	100.00
Review	11.25
Site Plan Approval	<u>107.00</u>
Total	\$2,108.25

Please remit \$711.25 with your next submission.

2. The Title Block should indicate all approvals sought, in this case Major Subdivision (not Minor Subdivision), Rezoning, and Comprehensive Development Plan Amendment. In addition, the plan should include a Plan Purpose Box with description.

### Electric

1. Electric service will be underground from a new pole set on the front left corner of the property if facing from the road. A transformer, anchor and guy will be installed on the pole. The Developer is to supply and install underground secondary cable and conduit from meter boxes to the pole and up the pole.
2. The Developer must contact Verizon and have pole 26F24 (DST356) replaced with a 40' pole so that the City can run aerial primary to the new pole the City will install on the corner of the property.
3. The Developer must pay all costs to Verizon, Comcast and the City for both pole replacement and a new pole.
4. The Developer must pay \$11,250 for labor and material for all City work on the replacement of pole 26F24 and the new pole on the corner of the property.

### Police

1. While the Newark Police Department has concerns with the potential to increase the existing problem with property maintenance, disorderly conduct violations, and neighborhood parking problems, the Department offers no new specific suggestions for change or additions to the current development plan.

### Parks and Recreation

1. The Developer will be required to pay \$450 per unit (\$3,150) cash in lieu of land as per Chapter 27 Subdivisions, Appendix VI Playgrounds, Recreation Area Requirements of the Municipal Code.

### Planning

#### *Code Enforcement*

1. Comments are based on 2012 ICC Codes.
2. Demolition Permits will be required. Proper abatement and disposal of any hazardous materials by registered contractor will be required.
3. Site and public protection required during demolition and construction.

4. Fire protection is required for residential buildings. (Minimum 2" service per unit). All units shall be sprinkled.
5. Separate curb stops for fire service and domestic service must be provided and be permanently marked.
6. All buildings and all uses to comply with the ANSI 117.1; Accessibility Standards.
7. Complete architectural, structural, plumbing, HVAC, electrical and fire protection drawings required for review prior to permits. All architectural and building plans must match what was submitted to City Council during the approval process.
8. Building Height and Area will be determined by type of construction.
9. Compliance with LEED requirements as adopted by the City of Newark.

*Land Use*

1. Plan and all future submissions related to this project should include the Project Number, PR# 17-01-02.
2. Site Plan Approval Data table should show all required variances that would be required without Site Plan Approval. The Planning and Development Department has identified the following required variances which are not properly referenced in the Site Plan Approval Data column:
  - a. 8.4% variance for open area [Sec. 32-11(a)(1)i.]
  - b. 11.6 % variance for open space as required by Chapter 27, Appendix VI
3. Open Area data provided on the plan differs in Data Column and Site Plan Approval Data. The value should be verified and properly indicated in both locations.
4. Open Space required in Chapter 27 Appendix VI is based on dwelling units per gross acre, not just the number of dwelling units. This proposal has 14.58 dwelling units per acre, which rounds to 15, so the percent acreage for parkland/open space is 17%. Note 22 should be corrected and the Site Plan Approval Data table should be corrected as indicated above.
5. Plan should include addresses which are to be provided by Police Department.
6. This plan provides no details on bike parking. Bike parking should be provided as required in Chapter 32 Appendix II. Bike racks must be provided as required or alternative facilities

or approaches must be described for review by the Public Works and Water Resources Department. Bike parking calculations should be included on the plan.

7. In addition, this application indicated a request to be considered for site plan approval. Among other considerations, site plan approval shall be based upon distinctiveness and excellence of site arrangement and design as indicated in Sec. 32-97.(a). This application has not detailed anything distinctive about this design. The next submission should include details of the distinctive characteristics of this design that the applicant would like to be considered for site plan approval.

### Public Works and Water Resources

#### *General Comments*

1. Please place the planning number (#17-01-02) on all plans and reports as part of any future submissions.
2. Sidewalks shall be replaced as part of the improvements along the front of the property. New sidewalks shall be 4' in width. Revise plans to clearly show the extent of sidewalk to be replaced.
3. Specify the type of curb proposed along the access drive.
4. Refuse collection shall be private, and therefore will not be collected by the Public Works and Water Resources Department. Revise Note #20 on the Cover Sheet to indicate that the owner will be responsible for refuse collection.
5. One bike parking space is required for every five off-street parking spaces. Add a bike parking pad on the site and include a bike parking count to the Cover Sheet.
6. A fence is proposed in the swale adjacent to the stormwater planter. The proposed location will prevent positive drainage in the proposed swale on the north side of the townhouses.
7. The City has implemented new fees that will impact this project. The latest schedule of fees can be found in Chapter 27-10 of the City's Municipal Code of Ordinances. Contact PWWR Department to discuss fees related to the CIP process or future construction phase of this project.
8. The concrete sidewalk shall be extended across the proposed entrance.

9. Provide additional spot elevations at the proposed entrance. Sidewalk transitions shall be ADA accessible.
10. The LOD delineation should include work on the adjacent property to tie-in to existing catch basin. Also, show existing storm sewer and site features at the proposed tie-in location.

*Water and Sewer*

11. Revise Note #15 on the Cover Sheet to indicate that individual water meter pits shall be provided for each apartment style townhouse.
12. Revise Note #14 on the Cover Sheet to indicate STP fee shall be paid prior to the issuance of any building permits. The STP fee for the project as proposed will be 4,833.31. This includes a \$1,000 credit for the existing use as a single family home.
13. The latest Water and Wastewater Specifications have been attached for your use. Verify all water and wastewater specifications on the plan are in accordance with the attached.
14. Add a note to the plans stating "Meter pits for water meters 1" and under shall be Mueller Thermal-Coil, 42" depth, with integral dual check valve, and 4" insulation pad. The lids for all meter pits shall be H-20 rated unless otherwise approved."
15. Individual water meters will be provided for each home. The developer will be responsible for the cost of the meters.
16. Add the following to Note #20 on the Cover Sheet: "Manholes located behind the right of way are the responsibility of the Developer/Owner and shall not have "City of Newark" on the lids."
17. Plans indicate the existing water main in Benny Street as an existing 12" main and should be revised to indicate a 6" water main. This will also reduce the Mueller Tapping Sleeve specified to a 6"x6" H615.
18. Revise the plans to indicate the existing sanitary sewer main size in Benny Street as an 8" main.
19. Locate the water meter pits for units #2 through #6 so they are centered between the two off street parking spaces in front of the garages. Locate the water meter pits for units #1 and #7 in the grass area on the west and east side of the townhouses.

20. The blow off on the terminal end of the new 6" water line shall be a 2" blow off.
21. The manhole immediately downstream of the proposed dog house manhole tie-in is in need of repair. Add a note stating, "The Developer shall be responsible for the rehabilitation or replacement of the existing manhole as directed by the Public Work and Water Resources Department."
22. The proposed valve shown at the wet tap location should be more appropriately shown on the new water line, not at the tie-in location.
23. Specify the sizes of all new valves and water mains.
24. Show the existing water, sanitary sewer mains and services on the Existing Conditions Plan, Dwg. No 2.
25. Add a note to the plan stating that any un-used water or sanitary sewer services shall be terminated at the main.
26. Hydrant flow tests will be required to verify the flow rate and system pressure are consistent with the basis of design. Please submit a fire flow test request to PWWR.
27. Add a note stating the developer will be responsible for the installation of additional transmission equipment should the proposed building negatively affect the performance of the City's wireless meter reading system.
28. Projects that generate more than 2,000 gallons per day average sewer flow require a DNREC "Construction of Wastewater Collection and Conveyance Systems" permit.
29. An Approval to Construct will be required from the Office of Drinking Water. A copy of the approved permit shall be provided to the City prior to CIP approval.

Stormwater

30. Sediment and Stormwater Plan Sheets shall be submitted in accordance with the Project Application Meeting held January, 12, 2017. The following sheets shall be submitted:
  - a. Coversheet and General Notes
  - b. Pre-Construction Site Stormwater Management Plan
  - c. Construction Site Stormwater Management Plan
  - d. Construction Detail and Notes (including Sequence of Construction)
  - e. Post Construction Stormwater Management Plan, Facility #X
  - f. Pre-limit of Disturbance Drainage Area Plan

g. Post Limit of Disturbance Drainage Area Plans

These plan sheets can be submitted as a separate plan set included with the SWM Report.

31. The design proposes discharge of site runoff to a private stormwater facility on an adjacent property. A cross-access easement will be required for access and maintenance of the shared stormwater facility. Add a note to the plan stating, "An executed cross-access easement for access and maintenance of the shared stormwater infrastructure shall be submitted prior to CIP approval."
32. The proposed stormwater planter is proposed 5 feet from the northern property line. How will the owner access the planter for initial construction and future maintenance without an easement from the adjacent property (30 Benny Street).
33. Porous asphalt proposed to meet the RPV requirements for the site. Porous asphalt will be maintenance intensive and is prone to failures if not properly maintained. Alternative BMPs are recommended in lieu of porous asphalt. Consider increasing the depth of the stormwater facility to create a sump to store a portion of the Resource Protection event runoff volume.
34. Additional information is needed on the separation distance between the pervious asphalt system and the seasonal high water table or limiting zone.
35. Additional spot elevations are needed in several areas to verify positive drainage. (i.e. along swale on the north side of the property and east and west side of the site). Drainage appears to sheet flow onto the southwest corner of the adjacent property (30 Benny Street).
36. Revisit the contour labeling at the entrance.
37. Raise the overflow observation port invert so that it is above the top of bio media.
38. Clearly label and identify post development drainage areas on the Post Development Drainage Area Plan. Provide sub-catchment IDs and associated area.
39. A wetlands report is required to be submitted for Major Subdivisions involving new and/or additional construction in accordance with Chapter 27, Section VIII of the City Code of Ordinances. If there are no wetlands, a certificate to that affect will be needed for this project.

This review is solely based upon the information and detail provided on the submitted plan. Additional comments may be generated during any successive reviews by our department.

Mr. Alan Hill  
March 20, 2017

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I hope that you find this information helpful. Should you have questions, concerns or need more information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "D.M. Culver". The signature is fluid and cursive, with a long horizontal stroke at the end.

David M. Culver  
Interim Planning and Development Director

DMC/mv





**PUBLIC WORKS & WATER RESOURCES**  
CITY OF NEWARK

220 South Main Street · Newark, Delaware 19711  
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**CITY OF NEWARK**  
Delaware  
**PUBLIC WORKS AND WATER RESOURCES DEPARTMENT**

**SUMMARY OF SPECIFICATIONS**

July 27, 2016

**WATER MAINS & FITTINGS:**

1. All water mains shall be Ductile Iron push on, cement lined Class 52 ductile iron pipe, with locking gaskets, unless otherwise specified by Public Works and Water Resources Department (PWWR).
2. All water mains shall be Ductile Iron push on, Class 52, with locking gaskets, unless otherwise specified.
3. Minimum cover of forty-two inches (42") shall be provided over all water mains as measured from finished grade to the top of the pipe.
4. All water mains shall be wrapped in V-Bio Enhanced Polyethylene Encasement manufactured by McWane Ductile or approved equal as determined by the PWWR Department. Information on the V-Bio product can be found here: <http://mcwaneductile.com/upl/downloads/library/mcwaneductile-v-bio.pdf>
5. Tapping sleeves shall be Mueller H-615, Mueller Stainless H-304.
6. Tapping valves shall be Mueller T-2360-19, open left.
7. Main gate valves shall be Mueller A-2360 or H-2370-20, open left.
8. Valve boxes shall be Mueller H-10360, or approved equal as determined by the PWWR Department. Valve boxes shall be screw type adjustable to final grade.
9. All bends shall be buttressed with 3500 psi concrete and wrapped with plastic.
10. All brass fittings shall conform to the Federal "Reduction of Lead in Drinking Water Act" signed into law in 2011 and effective January 1, 2014.

**WATER SYSTEM DESIGN AND MAIN SIZING:**

1. All water mains are to be designed and constructed to meet the minimum standards as set by the State of Delaware Office of Drinking Water.
2. All water mains, including those not designed to provide fire protection, shall be sized after a hydraulic analysis based on flow demands and pressure requirements. The system shall be designed to maintain a minimum pressure of 20 psi at ground level at all points in the distribution system under all conditions of flow (including fire flows). The normal working pressure in the distribution system shall not be less than 35 psi (240 kPa).
3. Minimum main line diameter of 8" within the public right of way where providing fire protection. Water velocity within the main at the design fire flow rate shall not exceed 10 ft/sec nor shall headloss exceed 5' per 1000' of main for the maximum daily flow plus fire flow condition.
4. Individual building services are not subject to the minimum main diameter requirement and shall instead be designed based off of the design flow rate for the building. At no time shall the velocity within the building service exceed 10 ft/sec.

5. Where the manufacturer's recommended pipe joint deflection is exceeded, mechanical joint bends shall be required and installed to the satisfaction of the PWWR inspector.
6. Gate valves shall be provided at an interval not to exceed 500' in commercial districts and one block or 800' (whichever is less) in residential districts. The PWWR Department can increase the minimum distance requirement where unit density is low and future development is not expected.
7. A minimum of two valves shall be provided at all three way intersections and three valves at any four way intersections, as determined by the PWWR Department.
8. A gate valves shall be provided at the right of way line on all building services. Valves associated with the tapping sleeve are not sufficient to meet this requirement.
9. Dead ends shall be minimized to the maximum extent practicable in order to provide increased reliability of service and reduce head loss.
10. A blow off shall be installed on all dead-end water mains; blow off shall be sized to provide flows which will result in a velocity of at least 2.5 feet per second in the water main being flushed. A fire hydrant can be substituted for a blow off if flow and pressure are sufficient. No flushing device shall be directly connected to any sewer.
11. Fire hydrants should be provided at each street intersection and at intermediate points between intersections as required to meet State and local fire code requirements.
12. Air relief valves shall be provided at high points in the system where air can accumulate. Air relief valves shall be sized appropriately for the diameter of the main served. Air relief valves shall be located within a manhole meeting the City of Newark minimum sanitary sewer manhole requirements and shall have a solid, watertight lid labeled "Water". Automatic air relief valves shall not be used in situations where flooding of the manhole may occur. Discharge piping from air relief valves shall not connect directly to any storm drain, storm sewer, or sanitary sewer.
13. A minimum ten feet (10') horizontal and eighteen-inch (18") vertical separation, as measured from the outside of each pipe, shall be provided for all water mains from sanitary sewer (gravity lines and force mains). This shall be the case whether the water main is above or below the sewer. Wherever possible the sewer shall be beneath the water main. Crossings shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints.
14. A minimum eighteen-inch (18") vertical separation, as measured from the outside of each pipe, shall be provided for all water mains from storm sewer. Due to the limited width of some streets, the horizontal separation between all water mains and storm sewer shall be provided to the maximum extent practicable. When feasible, a minimum ten feet (10') horizontal separation, as measured from the outside of each pipe, shall be provided for all water mains from storm sewers in accordance with Ten States Standards.
15. Water mains shall have a minimum of eighteen-inch (18") clearance from electric lines, gas mains, and all other utilities.
16. No water line (mains, services, etc.) shall pass through or come in contact with any part of a sewer manhole.
17. Publicly maintained water mains located outside of the right of way shall be centered within a minimum 20' wide public maintenance and access easement, dedicated to the City. No plantings or structures are permitted to be constructed within this easement.
18. Privately maintained water mains shall be centered within a minimum 20' wide, private maintenance and access easement. No plantings or structures are permitted to be constructed within this easement.

#### **FIRE HYDRANTS:**

1. The minimum size for all fire hydrant leads shall be six-inches (6").
2. Hydrant laterals shall be restraining tee, 6 inch resilient gate valve and box with 6 inch Ductile Iron Pipe.

3. Hydrants shall be Mueller A-423, buttressed and rodded.
4. Size Valve Opening – 5 ¼ inch, open left.
5. Fire hydrants shall be set to stand plumb with the nozzles parallel with or at right angles to the curb. The steamer nozzle shall face the curb. Ground safety flange should be kept close to the surrounding final grade.
6. Nozzle Arrangement – 2 – 2 ½ inch Hose Connections, National Standard Thread.  
1 – 4 ½ inch Pumper Connections, National Standard Thread.
7. Lateral Connection – 6 inch Mechanical Joint.
8. Operating Nuts – All 1 ½ inch Pentagon.

**INDIVIDUAL RESIDENTIAL WATER SERVICES:**

1. Corporation stops shall be ¾ inch Mueller H-15031N, tapped on upper 1/3 (45 degree).
2. Saddle taps shall be Mueller BR2B Bronze.
3. Curb stops shall be Mueller H-15201 or B25209N.
4. Curb boxes shall be Mueller H-10350, or equal.
5. House services shall be ¾ inch soft copper tubing type “K”.
6. Minimum depth of cover is 42 inches.
7. Meter yokes shall be Mueller H-1412N.
8. Water meters shall be located in pits located 2’ behind the right of way line unless directed otherwise by the Public Works and Water Resources Department.
9. Meter pits for meters 1” and under shall be Mueller Thermal-Coil, 42” depth, with integral dual check valve. Lid type will depend on pit location and must be approved by the Public Works and Water Resources Department. All water meter pits must be installed on a 6” thick stone bed and per manufacturer’s recommendations.  
 Meter Pit Sizing:  
 5/8” Meter = (Catalog # 200-CS-15-42-F-S-A-S-N)  
 5/8”x3/4” Meter = (Catalog # 203-CS-15-42-F-S-A-S-N)  
 3/4” Meter = (Catalog # 250-CS-15-42-F-S-A-S-N)  
 1” Meter = (Catalog # 330-CS-15-42-F-S-A-S-N)
10. Meter pits for meters larger than 1” shall be designed on a case by case basis per the approval of the Public Works and Water Resources Department.
11. Water meters and transmitters for all services shall be purchased from the Public Works and Water Resources Department.
12. The developer will be responsible for all repeaters necessary to reliably read the water meters in their installed location from our existing AMI mesh.

**SANITARY SEWER MAINS:**

1. Minimum main size is an 8 inch.
2. All sanitary sewer mains and fittings shall be minimum O-ring SDR-26. Maximum depth is 20 feet and minimum depth is 5 feet. Mains where the depth is less than 5 feet or greater than 20 feet at any point along its length shall be Class 50 D.I.P. and must be specifically approved by the PWWR Department.
3. Six (6) Inch minimum thickness 3500 psi concrete encasement shall be required whenever a sewer main passes within 18 inches under or over another utility.
4. Sewer mains and materials shall be installed on a 4 inch bed of Delaware #57 stone to grade and backfilled with stone to approximately 4 inches over pipe.

### **SANITARY FORCE MAINS:**

1. Minimum cover of forty-two inches (42") shall be provided over all force mains as measured from finished grade to the top of the pipe.
2. Force mains shall have a minimum of eighteen-inch (18") clearance from drains, electric lines, gas mains, and all other utilities.
3. All force mains shall be appropriately sized based upon the design requirements for the pump station or grinder pump. All force mains four-inches (4") and larger shall be ductile iron pipe. Nonmetallic force main shall be AWWA C-900, minimum SDR18, or HDPE DR11 (directional drilling applications) when warranted by the application and approved by PWWR.
4. Force mains shall be pressure rated, buttressed at bends and marked with 12 gauge tracer wire. Place metallic sewer tape on first lift of material over pipe.
5. The minimum velocity shall not be less than two feet per second (2 fps) for force main design. In general force main velocities shall not exceed five and one-half feet per second (5-1/2 fps) for force main design.
6. If the total dynamic head at the pump discharge exceeds 100 feet, a larger diameter force main will be used, provided that a velocity of two feet per second (2 fps) can be maintained.
7. Air release valves shall be provided on lines at all local high points along the force main profile and shall be located in an open bottom manhole.

### **SANITARY SEWER MANHOLES:**

1. All manholes shall be precast and all channels inside manholes shall be poured concrete, 4,000 # mix.
2. Use concrete riser rings and poured concrete collar around outside between the manhole frame and the precast manhole. All off site frame and collars to be bolted down to the manhole with sealant at each interface with bolt down lids.
3. All manhole frames and covers shall be watertight, as per City of Newark Water and Waste Water specifications. An approved bituminous seal coating shall be applied to the exterior of all manholes.
4. When a contractor ties into an existing manhole, he shall be responsible to bring that manhole up to present codes and specifications.
5. A six inch bed of Stone (Delaware #57) shall be laid under the manhole base prior to installation, including stone around and over the inlet and discharge pipes. Wet or unstable ground conditions will require undercutting and additional stone depth.

### **SANITARY SEWER LATERALS:**

1. All sanitary sewer laterals shall be minimum O-ring SDR-35. Maximum depth is 20 foot and minimum depth 5 feet. Laterals where the depth is less than 5 foot or greater than 20 foot at any point along its length shall be Class 50 D.I.P.
2. Minimum lateral size is 4 inches.
3. Cleanout screw caps shall be set flush to 1 inch below finished grade in grass areas.
4. All combination cleanouts shall be of the John Manville or Harco type (consisting of 45 degree wye and 45 degree bend) are to be installed on the property line. **Tee-Wyes will not be accepted.** If the cleanout is in the driveway or the sidewalk a genco or equal screw cap with brass lid must be flush with concrete or hot mix (see clean out detail).
5. Back water valve/check to be installed as per international plumbing code #715. This valve shall be clean/check inc. #EBV-401B or approved equal.

6. Prior to re-using an existing lateral a visual inspection shall be performed and provided to the PWWR Department for approval. Inspection shall be performed at a speed appropriate to allow for proper assessment of the pipe and connections.

#### **BACKFILL FOR WATER & SEWER TRENCHES:**

Backfill for all pipe trenches, unless otherwise specified, shall be as follows:

1. **CITY OF NEWARK STREETS:**

Sewer Pipe: As stated in item #4 under sanitary sewer mains.

Water Pipe: Select borrow from the bottom of the trench to one foot above the top of pipe.

The balance of the trench for both water and sewer shall be backfilled with crusher run compacted in 6 inch layers. The trench shall be cut back one foot on each side and capped with 6 inches of 3500# A/E concrete to 1 ½ inch below existing surface. A 1 ½ inch mat of "TYPE C" hot mix shall be placed on the concrete flush with existing roadway.

2. **STATE MAINTAINED STREETS:**

Backfill for pipe trenches, Delaware State Highway specifications, call for a 10 inch concrete base, with a 2 inch over-layer of hot-mix to finished grade, above the stone base.

#### **TESTING WATER MAINS:**

1. Water mains shall be tested with services installed and curb stops in place.
2. Test shall be for four (4) hours of 150 psi hydrostatic pressure.
3. Allowable leakage is AWWA Standards and CIPRA recommendations.
4. Fire hydrants shall be included in all tests.

#### **TESTING SANITARY SEWER MAINS:**

1. Sanitary mains shall be tested with all laterals tied in and complete cleanouts in place.
2. Test shall be 5 pounds for 15 minutes with no allowable leakage.
3. Forced main tests shall be 50 pounds for 5 minutes. All bends in forced main system shall be buttressed and treated as a water line.

#### **FIRE SUPPRESSION SYSTEM SHUT OFF:**

1. All fire suppression systems shall have a shut-off valve installed on the supply line located on the exterior of the building with large valve box with fire on lid.
2. Should the fire system be supplied from the existing domestic water lateral, or vice versa, the valves for each system shall be positioned so that either valve can be opened or closed without terminating the water supply to the opposite service.
3. The valve boxes shall be installed with lids reading "FIRE" for the fire suppression system and "WATER" for the domestic system.

#### **WATER RENT TO BE PAID BY BUILDERS:**

Builders shall pay water rent from time the tap is made until the building is completed. Upon application for a building permit, the applicant shall pay a fee for the use of water during construction at the current rate as reflected on the building permit.