Mount Pleasant Waterworks Developer Quick Guide

START

Submit Letter of Intent
Includes Property Location
Describes Project

A Letter of Intent (LOI) can be submitted online at mountpleasantwaterworks.com. MPW can also provide a paper copy of the LOI form. Contact the MPW Engineering Department.

A **Developer** is a person or company who improves a property for commercial or residential purposes. Developers range from a person building a single residential house on a lot to companies developing large tracts of land.

MPW provides response with direction on annexation requirements, availability of water and wastewater, and fees if applicable.

Where is the Property Located?

In Charleston County

In Town of Mount Pleasant

Contact the MPW Engineering Department:

MPW Development Department Head
Peter Fennell
(843) 971-7505
peterfennell@mpwonline.com

MPW Development Administrator
Ashley Jenkins
(843) 375-5472
ajenkins@mpwonline.com

Engineering General Email:
engineering@mpwonline.com

MPW Website:
www.mountpleasantwaterworks.com

MPW Customer Care Phone:
(843) 884-9626

Is Wastewater Service Available?

YES

NO

Annexation Requirements
Town of Mount Pleasant Annexation Requirements must be met. Contact the Town of Mount Pleasant Planning Department.

Phone: (843) 884-1229
Email: planning@tompsc.com

Annexation Requirements Complete? (Town will notify MPW)

NO

YES

The Town of Mount Pleasant Sewer Use Ordinance (see Chapter 51.092) requires that before receiving wastewater service properties contiguous to the town must petition for annexation. Non-contiguous properties must execute a binding legal document requiring the owners to annex the subject properties into the town within 90 days of the becoming contiguous to the town.

Is the Property Being Subdivided?

YES

NO

Submit a Preliminary Plat prepared by a licensed surveyor. MPW will determine water and/or wastewater availability.

Impact fees are charges assessed to new development to recover part of the capital costs of expanding the water and wastewater infrastructure to serve them. Considered as a capital-recovery charge, impact fees allow recovery of the capital costs of developing the new service directly from the customers who will benefit from the service.

Connection fees (or tap fees) are collected to provide service to each lot. They are usually required to be paid before receiving a building permit from the Town of Mount Pleasant or Charleston County.

Connection fees include those for new account administration, inspections, meter installation, wastewater tap and deposit. Impact fees (if not already paid) may also be collected.

Connection fees cannot be accepted until the water and wastewater lines serving the property have been approved for operation.

Is a Water and/or Wastewater Line Extension Required? Are Grinder Pumps Required for Wastewater Connection?

YES

NO

A **line extension** is required when adequate water or wastewater lines are not directly adjacent to the property.

It is the owner's responsibility to extend water and wastewater lines to serve the property.

Is the property for Residential or Commercial Use?

COMMERCIAL

RESIDENTIAL

Submit full plan review package in accordance with MPW's **Guidelines for Development**. A licensed civil engineer is required to assist with design, permitting and construction. Once approved, MPW will provide fee quotes.

It is the owner's responsibility to provide water and wastewater connections for the property.

MPW quotes impact and connection fees for each lot. Fee quote sheet is provided to the owner.

MPW's **Guidelines for Development**, Letter of Intent form, Technical Specifications, Construction Details and Design Guidelines are located in the Development Program section of MPW's website.
www.mountpleasantwaterworks.com

If property is being subdivided, impact and tap fees must be paid first. MPW crews will install taps for residential properties. MPW will provide availability letter stating that water and wastewater taps have been installed. Once plat is approved, MPW can accept connection fees for service.

Construction Project (See MPW Guidelines for Development)
Plans and Calculations Approved
SCDHEC and Other Permits Obtained
Impact Fees and Administrative Fees Paid
Licensed Contractor Installs Water and Wastewater Lines or Connections
Lines Tested and Approved
For Grinder Pump Projects, Maintenance Agreements Signed and Executed
Final Operating Permits Obtained

A **grinder pump** is a pump unit located on private property where where the wastewater drains from the builiding that grinds the wastewater up and pumps it to the nearest gravity wastewater or into a low pressure force main on the street. Only one grinder pump unit is allowed for each building.
Grinder pump systems must be approved by MPW and are only allowed where gravity wastewater service is not available.

Owner pays connection fees to MPW Account Management for each lot where service is needed. MPW creates account for the lot in the owner's name.

A **grinder pump maintenance agreement** is required for all individual grinder pump units that connect to MPW's wastewater system. For a monthly charge, MPW will maintain the grinder pump unit and force main that serve the building. The maintenance agreement must be signed, notarized and executed before service is provided.

Water and Wastewater Lines are now in operation, and taps have been provided for each lot.

MPW crews install water meter and wastewater tap (if necessary) within the road right-of-way.

If subdivision plat approval is pending, MPW will provide availability letter stating that water and wastewater taps have been installed.

Owner hires plumbing contractor to connect building to MPW water and wastewater connections.
Inspections for private lines and grinder pump units may be required.

MPW Provides Response to Owner

Subdivision plat approved by the Town of Mount Pleasant or Charleston County as applicable.

END