

DOCKET NO. WR-- 4211 Sub 0

FILING FEE RECEIVED

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

APPLICATION FOR CERTIFICATE OF AUTHORITY TO CHARGE FOR WATER AND/OR SEWER SERVICE AND FOR APPROVAL
OF RATES FOR APARTMENT COMPLEXES AND MANUFACTURED HOME PARKS

INSTRUCTIONS

If additional space is needed, supplementary sheets may be attached. If any section does not apply, write "not applicable".

APPLICANT

1. Name of owner Mosaic Lot 2, LLC
2. Business mailing address of owner 249 Mosaic Boulevard
City and state Pittsboro, North Carolina Zip code 27312
3. Business telephone number 919-883-4308 Business fax number _____
4. Business email address ncuc@conservice.com

PROPOSED UTILITY SERVICE AREA

5. Name of Apartment Complex or Manufactured Home Park The Guild at MOSAIC
6. County (or counties) Chatham
7. Type of Service (Water and/or Sewer) Water & Sewer
8. Supplier of purchased water Town of Pittsboro
9. Supplier of purchased sewage treatment Town of Pittsboro
10. Number of customers - Water 165 Sewer 165
11. Number of customers that can be served (including present customers, vacant units or lots, etc.):
Water 165 Sewer 165
12. For manufactured home parks, are all lots to be served owned by the Applicant? (yes or no) N/A

PROPOSED RATES

(Amount Applicant Proposes to Charge)

13. Water usage rate (not to exceed supplier's unit consumption rate): \$ 9.23
14. Sewer usage rate (not to exceed supplier's unit consumption rate): \$ 11.65
15. Are the usage rates listed above per ccf or per 1,000 gallons? Per 1,000 gallons
16. Monthly administrative fee: \$ 3.75
(NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier)
17. Bills past due 25 days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date).

PERSONS TO CONTACT

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
18. Management Company	<u>Adriane Karlinski</u>	<u>367 Freedom Pkwy, Suite 240, Pittsboro, NC 27312</u>	<u>919-796-4575</u>
19. Complaints or Billing	<u>Julianna Kat</u>	<u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u>	<u>435-716-7374</u>
20. Emergency Service	<u>Adriane Karlinski</u>	<u>367 Freedom Pkwy, Suite 240, Pittsboro, NC 27312</u>	<u>919-796-4575</u>
21. Filing and Payment of Regulatory Fees to Utilities Commission	<u>Joy Miller</u>	<u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u>	<u>435-265-3183</u>

REQUIRED EXHIBITS

1. If the Applicant is a corporation, LLC, LP, etc., enclose a copy of the certification from the North Carolina Secretary of State (Articles of Incorporation or Application for Certificate of Authority for Limited Liability Company, etc.). (Must match name on Line 1 of application.)
2. If the Applicant is a partnership, enclose a copy of the partnership agreement. (Must match name on Line 1 of application.)
3. Enclose a copy of a Warranty Deed showing that the Applicant has ownership of all the property necessary to operate the utility. (Must match name on Line 1 of application.)
4. Enclose a vicinity map showing the location of the apartment complex or manufactured home park in sufficient detail for someone not familiar with the county to locate the apartment complex or manufactured home park. (A county roadmap with the apartment complex or manufactured home park outlined is suggested.)
5. Enclose maps of the apartment complex or manufactured home park in sufficient detail to show the layout of streets, apartment buildings or manufactured home lots, and water and/or sewer mains.
6. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased water.
7. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased sewage treatment.
8. Enclose a copy of any agreements or contracts that the Applicant has entered into covering the provision of billing and collecting/gaffing and meter reading services to the apartment complex or manufactured home park.
9. If the provider is requesting to include the supplier's administrative fee in its administrative fee, enclose an exhibit listing the master meters serving the apartment complex or mobile home park, indicating for each master meter the size of the meter. Apartment complexes should also indicate the number of apartment buildings served by the meter, and the number of apartments in each apartment building.

FILING INSTRUCTIONS


10. Submit one (1) original application with original notarized signature and required exhibits, plus seven (7) additional collated copies to: [USPS address] Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4300, or [overnight delivery at street address] Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603. Provide a self-addressed stamped envelope, plus additional copies, if a file-stamped copy is requested by the Applicant.
11. Enclose a filing fee as required by G. S. §62-300. A Class A company (annual revenues of \$1,000,000 or more) requires a \$250 filing fee. A Class B company (annual revenues between \$200,000 and \$1,000,000) requires a \$100 filing fee. A Class C company (annual revenues less than \$200,000) requires a \$25 filing fee. **MAKE CHECK PAYABLE TO N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.**

SIGNATURE

12. Application shall be signed and verified by the Applicant.

Signature

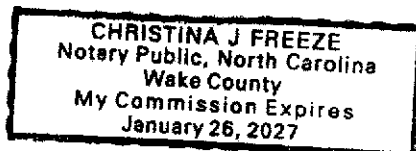
Date


1/12/23

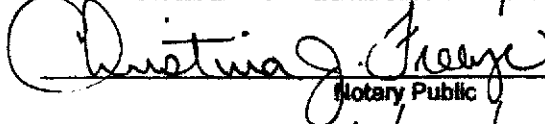
13. (Typed or Printed Name)

Adriane Karlinski

personally appearing before me and, being first duly sworn, says that the information contained in this application and in the exhibits attached hereto are true to the best of his/her knowledge and belief.



This the 12th day of January, 2023


Notary Public

My Commission Expires:

1/26/2027
Date

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name

Mosaic Lot 2 LLC

Information

SosId: 2027536

Status: Current-Active ⓘ

Date Formed: 8/13/2020

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Bradley, Kirk J

Addresses

Principal Office

603 Carthage Street, Suite 120
Sanford, NC 27330

Reg Office

603 Carthage Street, Suite 120
Sanford, NC 27330

Reg Mailing

603 Carthage Street, Suite 120
Sanford, NC 27330

Mailing

PO Drawer 9
Sanford, NC 27331

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

SOSID: 2027536
Date Filed: 8/13/2020 4:20:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2020 226 00981

OFFICIAL COPY

Jan 13 2023

- | Name | Business Address | Capacity |
|---------------------|---------------------------------|--|
| Patrick E. Bradshaw | PO Box 607, Pittsboro, NC 27312 | <input checked="" type="checkbox"/> Member <input checked="" type="checkbox"/> Organizer |
| | | <input type="checkbox"/> Member <input type="checkbox"/> Organizer |
| | | <input type="checkbox"/> Member <input type="checkbox"/> Organizer |

4. The street address and county of the initial registered agent office of the limited liability company is:

Number and Street **603 Carthage Street, Suite 120**
City **Sanford** State: **NC** Zip Code: **27330** County: **Lee**

5. The mailing address, if different from the street address, of the initial registered agent office is:

Number and Street **PO Drawer 9**

City **Sanford** State: **NC** Zip Code: **27331** County: **Lee**

6. Principal office information: (Select either a or b.)

- a. ☒ The limited liability company has a principal office.

The principal office telephone number: **919-895-6001**

The street address and county of the principal office of the limited liability company is:

Number and Street: **603 Carthage Street, Suite 120**
City: **Sanford** State: **NC** Zip Code: **27330** County: **Lee**

The mailing address, if different from the street address, of the principal office of the company is:

Number and Street: PO Drawer 9

City: Sanford State: NC Zip Code: 27331 County: Lee

b. ☐ The limited liability company does not have a principal office.

7. Any other provisions which the limited liability company elects to include (e.g., the purpose of the entity) are attached.

8. **(Optional): Listing of Company Officials** (See instructions on the importance of listing the company officials in the creation document.

Name	Title	Business Address

9. **(Optional): Please provide a business e-mail address:** Privacy Redaction
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is offered, please see the instructions for this document.

10. These articles will be effective upon filing, unless a future date is specified:

Upon filing

This is the 13th day of August, 2020.



Signature

Patrick E. Bradshaw, Organizer

Type or Print Name and Title

The below space to be used if more than one organizer or member is listed in Item #2 above.

Signature

Signature

Type and Print Name and Title

Type and Print Name and Title

NOTE:

1. Filing fee is \$125. This document must be filed with the Secretary of State.

FILED	Dec 06, 2021
AT	01:31:51 PM
BOOK	02268
START PAGE	0822
END PAGE	0824
INSTRUMENT #	18751
EXCISE TAX	\$0.00

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Jan 13 2023

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 0094292 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GranteeThis instrument prepared by: Patrick E. Bradshaw, Bradshaw Robinson Slawter LLP, PO Box 607, Pittsboro, NC 27312Brief description for the Index: Lot 2, 3.747 acres, Plat Slide 2020-195

THIS DEED made as of the 3rd day of December, 2021, by and between

GRANTOR

ECO CP PARTNERS 2 LLC
a North Carolina limited liability company
P. O. Drawer 9
Sanford, NC 27331

GRANTEE

MOSAIC LOT 2 LLC,
a North Carolina limited liability company
P. O. Drawer 9
Sanford, NC 27331

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Pittsboro, Center Township, Chatham County, North Carolina and more particularly described as follows:

All of Lot numbered 2, containing approximately 3.747 acres, more or less, and as shown on a plat entitled, "Subdivision Plat of Lot 2 Mosaic at Chatham Park – Phase 2 Property of Chatham Park Investors, LLC Deed Book 1724, Page 158 & Deed Book 2059, Page 671 - Center Township – Chatham County – North Carolina," dated July 7, 2020, prepared by Jamie Shane Strickland, PLS, of CE Group, Inc., recorded at Plat Slide 2020-195, Chatham County, North Carolina, Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2150, Page 831, Chatham County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Slide 2020-195.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- (1) All easements, encumbrances, rights-of-way and restrictions of record.
- (2) Lien of ad valorem taxes for the year 2021 and subsequent years.

In addition to any other restriction now or hereafter imposed on the property conveyed hereby, the building improvements on such property may be used for up to 170 multi-family residential units only, and not commercial purposes. The Grantor and Grantee hereby stipulate that such restriction touches and concerns the property conveyed hereby and runs with such property and is binding on the Grantee and its successors and assigns.

[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

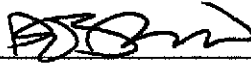
ECO CP PARTNERS 2 LLC,
a North Carolina limited liability company

By:  (SEAL)
Kirk J. Bradley, Manager

Chatham County, North Carolina

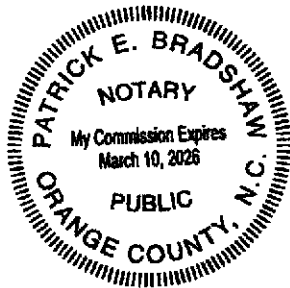
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kirk J. Bradley, Manager

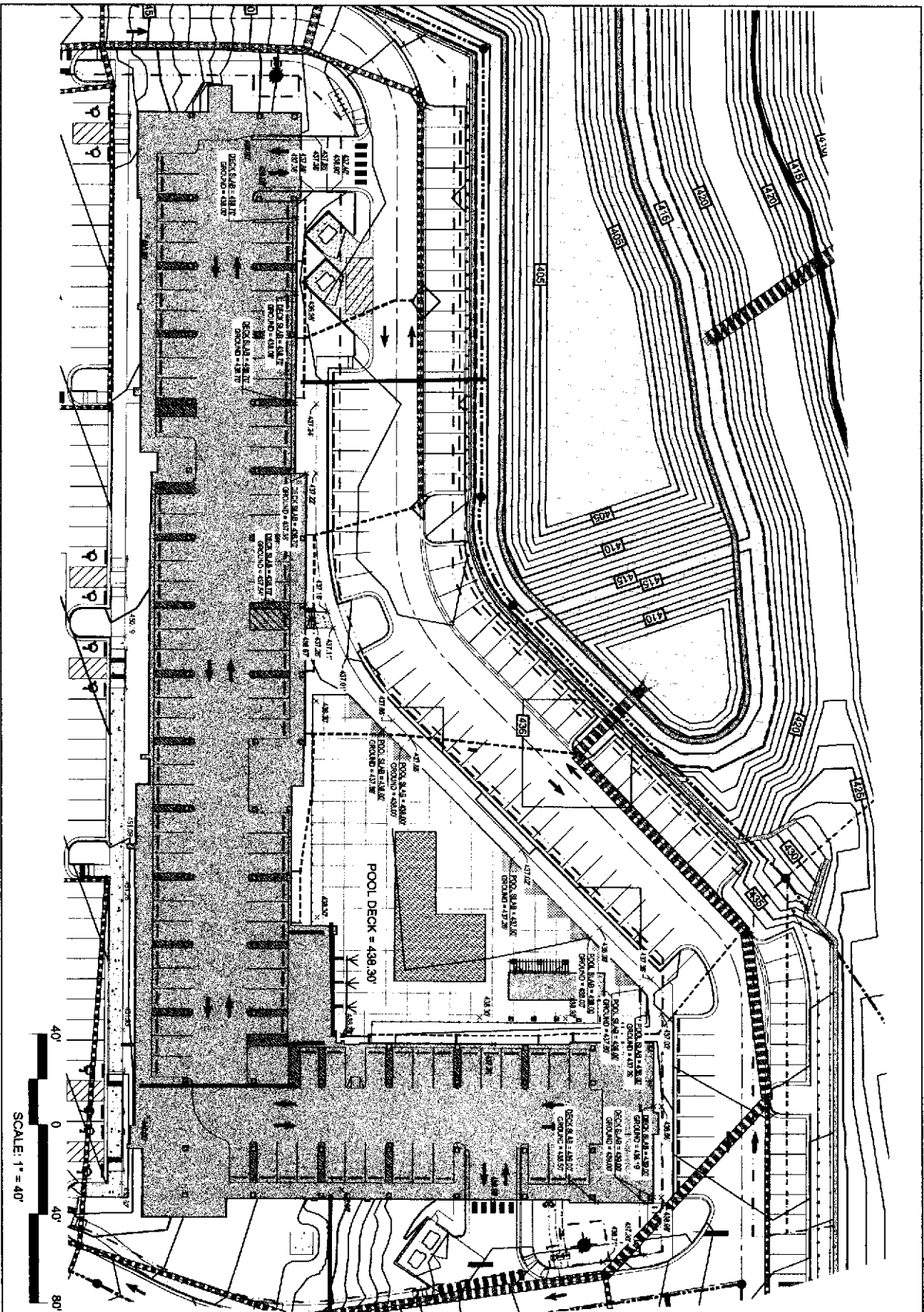
Date: December 3, 2021


Patrick E. Bradshaw, Notary Public
(Printed Name)

My commission expires: March 10, 2026

(Seal)





NORTH



07/02/2021

MOSAIC at CHATHAM PARK
CHATHAM COUNTY, NORTH CAROLINA

BUILDING W
ADDITIONAL SPOT ELEVATIONS

License # C-1736

www.cegroupinc.com

301 GLENWOOD AVE 220
RALEIGH NC 27603
PHONE: 919-581-0790
FAX: 919-581-6002

CE GROUP





⚠ PLAN REVISIONS SHOWN ON ENLARGED PLANS ONLY

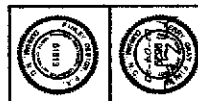
UNIT PINISM STYLE				
NO.	UNIT TYPE	STYLE		DESCRIPTION
10	1 BEDROOM	A	SLEP	
10	1 BEDROOM	B	TRANSITIONAL	
10	1 BEDROOM	C	CLASSIC	
2	2 BEDROOM	A	TRANSITIONAL	
2	2 BEDROOM	B	TRANSITIONAL	
1	2 BEDROOM	C	CLASSIC	
39 TOTAL UNITS				

FIRST FLOOR SUMMARY			
NO.	UNIT TYPE	SQ. FT.	DESCRIPTION
36	1 BEDROOM	746	STANDARD TYPE 1 DOWELING UNIT
20	ONE BEDROOM UNITS	746	STANDARD TYPE 1 DOWELING UNIT
2	2 BEDROOM	1,662	STANDARD TYPE 2 DOWELING UNIT
2	2 BEDROOM	1,662	TYPE 2 DOWELING UNIT
39 TOTAL DOWELING UNITS			
FLOOR TOTAL - GROSS SF		43,464	INSET FACE OF CEILING WALLS

FIRST FLOOR SUMMARY

REVISIONS
 Submitting an application to the
 2008-2009 Application
 Period (2008-2009)

MOSAIC - BUILDING W
PITTSBORO, NC



FILEV DESIGN PA
7800 HQ WAY 781
SUITE 110
OUMAYYAT 37713
819-492-8800
FILEVDESIGNPA.COM





Imagery ©2022 Maxar Technologies, Map data ©2022 Google 100 ft



The Guild at MOSAIC
Apartment complex

- Directions
- Save
- Nearby
- Send to phone
- Share

- 249 Mosaic Blvd, Pittsboro, NC 27312
- Open · Closes 6PM
- theguildatmosaic.com
- theguildatmosaic.com
- (833) 681-6915
- QR4Q+V2 Pittsboro, North Carolina
- Send to your phone

Suggest an edit



The Guild at Mosaic-249 Mosaic Blvd., Pittsboro, NC 27312



Imagery ©2022 Maxar Technologies, Map data ©2022 50 ft

Live traffic

Fast

Slow



CONSERVICE SERVICE AND PRICING SCHEDULE

Marcia Fishwick
2022.12.29
15:16:58 -07'00'

Community Name: The Guild at Mosaic Management: Kane Residential Legal Name: _____

Complete Address: 249 Mosaic Blvd, Pittsboro, NC 27312

Tax ID: _____ Units: 165 Beds: NA Wizard #: _____ Contract Term: MSA

Bill Delivery Preference: ☒ Ebill ☐ Mail

BILLING	<input type="checkbox"/> Conservice Collect <input checked="" type="checkbox"/> Community Collect	Monthly Conservice Invoice/Reimbursement Preferences Delivery Method: SyNERGY Payment Method: SyNERGY Funds Request		Takeover: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Prior Customer/Provider: _____		<input checked="" type="checkbox"/> Multifamily <input type="checkbox"/> HOA <input type="checkbox"/> Student <input type="checkbox"/> Military <input type="checkbox"/> Commercial <input type="checkbox"/> WYSE
	Method: <input type="checkbox"/> RUBS <input checked="" type="checkbox"/> Sub-metered <input type="checkbox"/> Direct Metered		Occupants to Bill: <input checked="" type="checkbox"/> New Move-ins <input checked="" type="checkbox"/> Lease Renewals <input checked="" type="checkbox"/> Employees		Retail Units: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Electronic Data Exchange (EDE): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenant Software: Yardi - property code: guldres Accounting Software: Yardi
	UTILITY	MATCH PREVIOUS	METHOD	CAD/FLAT AMOUNT	RAMP UP?	ADDITIONAL INFORMATION
	Water	<input type="checkbox"/>	Sub-meter Utility Rates	NA	<input type="checkbox"/>	New Construction, first move-ins expected 2/1/2023. Meters installed by Sanford Contractors.
	Sewer	<input type="checkbox"/>	Sub-meter Utility Rates	NA	<input type="checkbox"/>	
		<input type="checkbox"/>			<input type="checkbox"/>	
	<input type="checkbox"/>			<input type="checkbox"/>		
	<input type="checkbox"/>			<input type="checkbox"/>	Rent/Ancillary: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

FEE SCHEDULE	FEE NAME	FREQUENCY	OCCUPANT FEE	CLIENT PORTION	\$ OR %	RAMP UP
	All Utilities	Per Bill Mailed	\$3.75	Client Pays	\$0	<input type="checkbox"/>
	Vacant Cost Recovery	Per Occurrence	\$0	Client Pays	\$15	<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
Postal Increase Paid By: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither			CPI Increase Paid By: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither			
Additional Information:				MSA: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Client Name: Kane Residential		

SYNERGY Services Used: (mark all that apply) <input checked="" type="checkbox"/> Vacant Billing <input checked="" type="checkbox"/> Bill Pay <input type="checkbox"/> EPA Benchmarking <input type="checkbox"/> Owner Conversion (\$1.299) Expected close date: _____ <input checked="" type="checkbox"/> New Construction (\$250 per month)	SUB-METER EQUIPMENT If Applicable: Meter Type: Meter Model: Meter Size: Reading System: Measurement: Modem #: Conservice Install: Maintenance Plan: <input type="checkbox"/> Gold If unmarked, on-call pricing	MISCELLANEOUS Products: <input type="checkbox"/> Control * <input type="checkbox"/> Full <input type="checkbox"/> Self <input type="checkbox"/> Vendor Mgmt <input type="checkbox"/> Resident Tools * <input type="checkbox"/> Check Scanning * <input type="checkbox"/> Sub-meter Installation * <input type="checkbox"/> Energy/ENERGYZE * *Terms and Fees listed on product agenda
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CONTACTS	Contact Name	Role	Email	Phone
	Savannah Fox	Property Manager	sfox@theguldatmosaic.com	919-883-4308
	Adriane Karlinski	Regional Manager	akarlinski@mosaiccatchathampark.com	919-796-4575
	Paul Newcomer	IT Contact	pnewcomer@kanerealtycorp.com	919-833-7755
	Himanshu Gaur	Accounting Contact	hgaur@kanerealtycorp.com	919-833-7755
ADD. INFO				

Sales: Pam Berkosky Account Manager: Allison Butters (Onboarding) Inside Sales Rep: _____ Customer Initials: _____ Conservice Initials: AGN

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Pittsboro
Adopted Budget
FY 2022 - 2023

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Section VIII. Enterprise Fees and Rates

A. Water and Wastewater Rate Schedule

	Water		Wastewater	
	Inside	Outside	Inside	Outside
Basic Service Charge (Flat monthly fee for meter reading, billing and accounts management)				
Meters ≤ 1 inch	\$ 23.00	\$ 46.00	\$ 20.41	\$ 40.83
Meters > 1 inch	\$ 42.26	\$ 84.53	\$ 37.84	\$ 75.67
Plus a monthly usage fee per 1,000 gallons				
0 to 2,000 gallons	\$ 8.51	\$ 17.02	\$ 10.58	\$ 21.16
2,001 to 6,000 gallons	\$ 9.95	\$ 19.90	\$ 12.71	\$ 25.42
> 6,000 gallons	\$ 11.85	\$ 23.69	\$ 15.18	\$ 30.36

A non-refundable Service Initiation Fee of \$100.00 will be assessed to all new accounts opened. This will be charged on the first bill.

Due Dates/Penalty:

Bills are due and payable by the 20th of the month. If the account is not paid in full by the 20th of the month the balance is subject to a 15% penalty. Accounts not paid in full by the end of the month are subject to a delinquent fee of \$45.00 and a discontinuation of service. This charge will apply whether the service is physically disconnected or left on as a courtesy by Town staff. All outstanding charges shall be paid before service is resumed. Reconnection during normal business hours is included in the delinquent fee, however reconnection after normal working hours is subject to an additional \$55.00 after hours fee.

B. Irrigation Meters. In accordance with North Carolina General Statutes, new irrigation systems installed after July 1, 2009, must be on a separate irrigation meter. The standard meter installation and tap fees will apply to irrigation meters. Water usage on irrigation meters will be billed at the rate of \$11.85 per 1,000 gallons for Inside Water accounts and at the rate of \$23.69 per 1,000 gallons for Outside Water accounts. There will be no wastewater charge on these meters.

C. Meter Tampering and Unauthorized Use of Water System

1. Tampering Fees. Fee for unauthorized tampering with the Town of Pittsboro Water System or its meters will be up to \$15,000.
2. Meter Testing and Meter Repair Fees. Required Meter and Backflow Prevention Testing Fees will be actual costs associated with the testing and/or repair of the Meter plus an additional 50% to enable the Town to recoup its cost.

D. Bulk Water Sales. Sale of potable water can be purchased at a rate of \$17.02 per 1,000 gallons. There is a \$25 service fee for each trip plus the water collected.

1. Hydrant Bulk Water Sales will require a refundable deposit of \$1,000 and a \$300 non-refundable deposit for installation and removal of the meter.
2. Relocation fee is \$100 and wrench fee of \$50 (refundable) if customer doesn't provide own wrench. Monthly rental fee for 1" is \$150, for 2" is \$250, for 2.5" is \$400 and for 3" is \$500.

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3. Hydrant Bulk Water can be purchased at a rate of \$17.02 per 1,000 gallons.

- E. Provision of Service for Internal Fire Suppression. In lieu of a meter to be placed on water service line provided for internal sprinkler systems which are installed for fire suppression services a flat monthly rate will be charged. The charges will be as follows:

1. 2" fire suppression service	\$50.00/month
2. 4" fire suppression service	\$70.00/month
3. 6" fire suppression service	\$85.00/month
4. 8" fire suppression service	\$105.00/month
5. 12" fire suppression service	\$310.00/month

- F. Engineering Plan Review and Inspection Fees

Inspection Fees for Public Infrastructure (see below)

The owner of any land proposed for development as a subdivision or proposed for development requiring site plan approval pursuant to the zoning ordinance or development requiring submission of a plot plan shall, upon submission of the final subdivision plan or site plan or plot plan, pay the following utility inspection fees:

Water lines/Reclaimed water lines/Sewer lines	\$2.00/linear foot
Water and Sewer and Reclaimed Taps	\$104.00/tap
Pump Station Inspection	\$1,725.00

- G. Utility Permit Fees (Due with Permit Application)

1. Water Permit Processing	\$50.00
2. Wastewater Permit Processing	\$50.00
3. Reclaimed Water Permit Processing	\$50.00

- H. System Development Fees (SDF)

Residential & Non-Residential: System Development Fees for all connections, excluding irrigation connections for which System Development Fees are not currently collected, shall be derived on a per gallon basis. Unless an alternative is otherwise approved by the Town Engineer, the water and sewer System Development Fee for all connections shall be calculated by the Capacity Cost Per Gallon calculation table utilizing the daily flow for design for wastewater as defined by the most current revision of the NC Administrative Code 15A NCAC 02T .0114 using the per gallon rates listed below:

• Water SDF Cost	\$5.51/gallon
• Sewer (Wastewater) SDF Cost	\$6.16/gallon

- I. Connection Fees. These fees are the responsibility of the individual lot that has water and wastewater available to the respective lots and will be the **actual cost** for the connection and any

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FY 2022 - 2023

associated extension of the Town's Utility System. The connection needs to be inspected by the Town prior to setting up a utility account.

J. Meter Fee.

1. 3/4" meter	\$500.00
2. 1" meter	\$675.00
3. 2" meter	\$2,400.00

All other size meters will be charged to the requesting entity at the cost of the meter/material to the Town plus a \$250 installation fee.

K. Credit Card Payment Fee. A fee of \$2.00 will be charged per credit card transaction on all transactions.

Property Name	The Guild at Mosaic		Created By:	tnielsen
Address	249 Mosaic Blvd Pittsboro, NC - 27312		Date:	12/19/22
Number of Units	165		Last Utility Rate Change	07/01/22
Utility	Town of Pittsboro [General Inside Designation]		Next Utility Rate Change	07/01/23
			** No bills available **	

Water Fixed Charges

(0) Meters ≤ 1 inch	\$	-	each	\$	-	monthly
(0) Meters > 1 inch	\$	-	each	\$	-	monthly
				\$	-	monthly total
				\$	-	per unit monthly

Water Consumption Charges
Utility Rates PER METER:

First 2,000 Gallons	\$	8.51	per 1,000 gallons
Next 4,000 Gallons	\$	9.95	per 1,000 gallons
Over 6,000 Gallons	\$	11.85	per 1,000 gallons

NCUC recommendation rate (based on average unit consumption of 4,000 gallons):

All Gallons	\$	9.23	per 1,000 gallons*
-------------	----	------	--------------------

*Price derived from weighted average price per 1,000 gallons for 4,000 gallons of monthly consumption.

First Tier	2,000 Gallons	@ \$8.51 per 1,000 Gallons =	\$	17.02
Second Tier	2,000 Gallons	@ \$9.95 per 1,000 Gallons =	\$	19.90
	4,000 Gallons		\$	36.92

Sewer Fixed Charges

(0) Meters ≤ 1 inch	\$	-	each	\$	-	monthly
(0) Meters > 1 inch	\$	-	each	\$	-	monthly
				\$	-	monthly total
				\$	-	per unit monthly

Sewer Consumption Charges
Utility Rates PER METER:

First 2,000 Gallons	\$	10.58	per 1,000 gallons
Next 4,000 Gallons	\$	12.71	per 1,000 gallons
Over 6,000 Gallons	\$	15.18	per 1,000 gallons

NCUC recommendation rate (based on average unit consumption of 4,000 gallons):

All Gallons	\$	11.65	per 1,000 gallons*
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*Price derived from weighted average price per 1,000 gallons for 4,000 gallons of monthly consumption.

First Tier	2,000 Gallons	@ \$10.58 per 1,000 Gallons =	\$	21.16
Second Tier	2,000 Gallons	@ \$12.71 per 1,000 Gallons =	\$	25.42
	4,000 Gallons		\$	46.58

Test:				Notes:
Gallons:	Water	\$	36.92	NOTE: \$3.75 Per Unit Monthly Billing Management Fee.
	4000 Sewer	\$	46.58	

Property Name: The Guild at Mosaic
Utility Provider: Town of Pittsboro

Account #	Meter #	Address	Meter Size	# of Units
Total:				165

**** No bills available ****