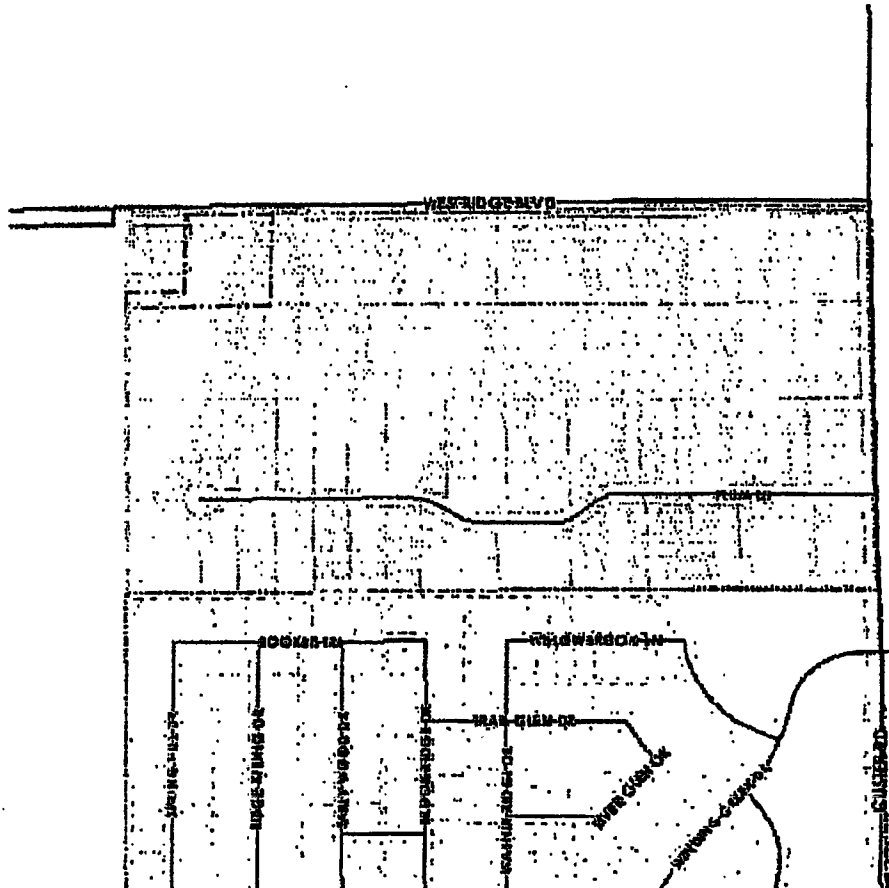


WESTRIDGE ADDITION LOT 1, BLKA, LOCATION MAP



DEVELOPMENT AGREEMENT

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(Westridge Addition Lot 1, Block A Public Improvements)

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EXHIBIT "B"
PUBLIC WATERLINE IMPROVEMENTS
ENGINEER'S OPINION OF PROBABLE
DESIGN AND CONSTRUCTION COSTS

[Solo Page Attached]

DEVELOPMENT AGREEMENT

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(Westridge Addition Lot 1, Block A Public Improvements)

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Engineer's Opinion of Probable Design and Construction Cost

Waterline Improvements Westridge Boulevard along Westridge Addition Lot 1, Block A

Item	Description	U/M	Qty.	Unit Cost	Total Cost
	<u>Construction</u>				
WC1	12" Waterline	LF	315	\$ 47.00	\$ 14,805.00
WC2	Valve	EA	1	\$ 1,600.00	\$ 1,600.00
WC3	Tie In	EA	1	\$ 2,000.00	\$ 2,000.00
WC4	Fittings	TN	0.44	\$ 5,000.00	\$ 2,200.00
WC5	Trench Safety	LF	315	\$ 1.00	\$ 315.00
WC6	Testing & Disinfection	LS	1	\$ 1,000.00	\$ 1,000.00
WC7	Construction Contingency	PCT	21,920	15%	\$ 3,288.00
	<u>Subtotal - Construction</u>				\$ 25,208.00
	<u>Engineering</u>				
WE1	Engineering	EA	25,208	8%	\$ 2,017.00
	<u>Subtotal - Engineering</u>				\$ 2,017.00
	<u>Right-of-Way</u>				
WR1	Right-of-Way (15' Width)	SF	—	\$ 5.00	\$ —
	<u>Subtotal - Right-of-Way</u>				\$ —
<u>Total Project Estimated Cost</u>					\$ 27,225.00

DEVELOPMENT AGREEMENT

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(Westridge Addition Lot 1, Block A Public Improvements)

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EXHIBIT "C"
PUBLIC SANITARY SEWER IMPROVEMENTS
ENGINEER'S OPINION OF PROBABLE
DESIGN AND CONSTRUCTION COSTS

[Solo Page Attached]

DEVELOPMENT AGREEMENT

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(Westridge Addition Lot 1, Block A Public Improvements)

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Engineer's Opinion of Probable Design and Construction Cost

Public Sanitary Sewer Improvements Westridge Boulevard along Westridge Addition Lot 1, Block A

Item	Description	U/M	Qty.	Unit Cost	Total Cost
	<u>Construction</u>				
WWC1	8" Sewer Pipe	LF	315	\$ 34.00	\$ 10,710.00
WWC2	48" Manhole	EA	1	\$ 3,200.00	\$ 3,200.00
WWC3	Trench Safety	LF	315	\$ 2.00	\$ 630.00
WWC4	Staking	LS	1	\$ 300.00	\$ 300.00
WWC5	Testing	LS	1	\$ 500.00	\$ 500.00
WWC6	Construction Contingency	PCT	15,340	15%	\$ 2,301.00
	<u>Subtotal - Construction</u>				\$ 17,641.00
	<u>Engineering</u>				
WWE1	Engineering	EA	17,641	8%	\$ 1,411.00
	<u>Subtotal - Engineering</u>				\$ 1,411.00
	<u>Right-of-Way</u>				
SSR1	Right-of-Way (15' Width)	SF	-	\$ 5.00	\$ -
	<u>Subtotal - Right-of-Way</u>				\$ -
	<u>Total Project Estimated Cost</u>				\$ 19,052.00

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(Westridge Addition Lot 1, Block A Public Improvements)

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EXHIBIT "D"
PUBLIC STORM DRAINAGE IMPROVEMENTS
ENGINEER'S OPINION OF PROBABLE
DESIGN AND CONSTRUCTION COSTS

[Solo Page Attached]

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(Westridge Addition Lot 1, Block A Public Improvements)

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Engineer's Opinion of Probable Design and Construction Cost

Public Storm Drainage Improvements Westridge Boulevard along Westridge Addition, Lot 1, Block A

Item	Description	U/M	Qty.	Unit Cost	Total Cost
	<u>Construction</u>				
SDC1	24" Storm Drainage Line	LF	315	\$ 52.00	\$ 16,380.00
SDC2	10' Inlets	EA	1	\$ 2,400.00	\$ 2,400.00
SDC3	Trench Safety	EA	315	\$ 1.00	\$ 315.00
SDC4	Staking	EA	1	\$ 300.00	\$ 300.00
SDC5	Testing	LS	1	\$ 300.00	\$ 300.00
SDC8	Construction Contingency	PCT	19,695	15%	\$ 2,954.00
	<u>Subtotal - Construction</u>				\$ 22,649.00
	<u>Engineering</u>				
SDE1	Engineering	EA	22,649	8%	\$ 1,812.00
	<u>Subtotal - Engineering</u>				\$ 1,812.00
SDR1	<u>Right-of-Way</u>				
	Right-of-Way (15' Width)	SF	--	\$ 5.00	\$ --
	<u>Subtotal - Right-of-Way</u>				\$ --
	<u>Total Project Estimated Cost</u>				\$ 24,461.00

DEVELOPMENT AGREEMENT

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(Westridge Addition Lot 1, Block A Public Improvements)

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EXHIBIT "E"
PUBLIC PAVING IMPROVEMENTS
ENGINEER'S OPINION OF PROBABLE
DESIGN AND CONSTRUCTION COSTS

[Solo Page Attached]

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(Westridge Addition Lot 1, Block A Public Improvements)

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Engineer's Opinion of Probable Design and Construction Cost

Public Paving Improvements **Westridge Boulevard along Westridge Addition, Lot 1, Block A**

Item	Description	U/M	Qty.	Unit Cost	Total Cost
	<u>Construction</u>				
P1	Lime Treated Subgrade	SY	1,568	\$ 2.00	\$ 3,136.00
P2	Hydrated Lime	TN	28	\$ 90.00	\$ 2,520.00
P3	8" RCC Pavement	SY	1,394	\$ 35.00	\$ 48,790.00
P4	6" Mono Concrete Curb	LF	729	Included	Included
P5	5' Sidewalk	SF	1,525	\$ 4.00	\$ 6,100.00
P6	Excavation	CY	130	\$ 9.00	\$ 1,170.00
P7	Stripping / Finish Grade	SY	1,568	\$ 1.00	\$ 1,568.00
P8	SWPPP	EA	1	\$ 1,000.00	\$ 1,000.00
P9	Traffic Control	LS	1	\$ 1,500.00	\$ 1,500.00
P10	Right Turn Lane	EA	2	\$ 25,000.00	\$ 50,000.00
P11	Construction Contingency	PCT	115,784	15%	\$ 17,368.00
	<u>Subtotal - Construction</u>				\$ 133,162.00
	<u>Engineering</u>				
PE1	Engineering	EA	133,152	8%	\$ 10,679.00
	<u>Subtotal - Engineering</u>				\$ 10,679.00
PR1	<u>Right-of-Way</u>				
	Right-of-Way (15' Width)	SF	—	\$ 5.00	\$ —
	<u>Subtotal - Right-of-Way</u>				\$ —
	<u>Total Project, Estimated Cost</u>				\$ 143,831.00

DEVELOPMENT AGREEMENT

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(Westridge Addition Lot 1, Block A Public Improvements)

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Filed and Recorded
Official Public Records
Stacey Kemp
Collin County, TEXAS
04/18/2008 03:58:00 PM
\$104.00 DLARD
20080418000469170



Stacey Kemp

EXHIBIT E



FOR OFFICE USE ONLY			
Account# _____	Deposit _____	Admin Fee _____	E-Billing <input type="checkbox"/>

Commercial Water Application

Business Name: Ker-Seva Ltd.

Phone: 469-222-8885

Office

Office

Accounts Payable

E-mail: jastinderjawanda@yahoo.com

Requested By: Jastinder Jawanda

Phone: 469-222-8885

☐ PLEASE SIGN ME UP FOR E-BILLING. I UNDERSTAND THAT I WILL NOT RECEIVE A PAPER STATEMENT.

TYPE OF REQUEST: **New Service** ☒ (Complete Section A below & include copy of Driver's License)

(or Disconnection)

Disconnect Service _____ (Complete Section B below)

SECTION A

New Service

Service Address: 9331 Westridge Blvd., McKinney, TX 75070

Street

City/State

Zip Code

Billing Address: 10247 Warren Parkway, Frisco, TX 75035-6075

Street

City/State

Zip Code

Tax ID: 205534220

Date to Connect (Normal Business Day): November 12, 2015

***The City of Frisco will bill you a \$1,100.00 deposit on each account which will be refunded after 24 months of good service history or upon disconnection of service. ***The City of Frisco will bill you a \$20.00 non-refundable Administrative fee on each account. A 24-hour notice is required for all new service accounts.*

SECTION B

Disconnect Service

Service Address: _____

Street

City/State

Zip Code

Forwarding Address: _____

Street

City/State

Zip Code

Date to Disconnect (Normal Business Day): _____

• Each account is billed for water and sewer charges. For rate information, visit the

• If you are continuing services at a commercial location, your property may already have waste services. For information about your property's waste services or to amend the existing waste services, please contact Environmental Services at (972)-292-5900.

• Waste equipment will be removed when water services is disconnected.

Jastinder Jawanda
SIGNATURE OF CUSTOMER

November 6, 2015

DATE

All Delinquent Accounts will be sent to a Collection Agency

Phone: **972-292-5575**

Fax: **(972) 292- 5585**

E-mail: **utilitybilling@friscotexas.gov**

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EXHIBIT G

SECTION 7: SPECIAL EXTRATERRITORIAL JURISDICTION POLICIES & REGULATIONS

SECTION 7.01 GENERAL POLICIES IN THE EXTRATERRITORIAL JURISDICTION (ETJ)

- (a) **Application of Requirements.** Unless otherwise stated within this Subdivision Ordinance, all standards, specifications and regulations shall apply to development within the City's extra-territorial jurisdiction (ETJ).
- (b) **Extension of Services.** Given that land proposed for development in the City's ETJ must be served adequately by essential public facilities and services, including those related to adequate water distribution, wastewater collection and treatment, streets, pedestrian circulation, storm drainage conveyance, and park and recreational facilities, the following policies for the provision of infrastructure services into the City's ETJ shall apply:
 - (1) It is in the City's best interest to encourage development in areas adjacent to compatible development already receiving City services, and particularly where those services have excess capacity.
 - (2) It is in the City's best interest to discourage development in remote areas as well as those areas that exhibit environmental hazards.
 - (3) It is in the City's best interest to annex areas that:
 - a. Need to be protected in order to prevent or reduce flood damage in existing urban areas;
 - b. Possess unique physical characteristics;
 - c. Have requested City services; or
 - d. Minimize the City's fiscal liability.
 - (4) It is in the City's best interest to withhold all water and sewer extensions outside the City's limits except in instances where the extension will serve a large-volume user(s) who has agreed in writing to annexation at a predetermined date, and who has demonstrated that a significant community benefit will accrue to the City if it provides such service outside the City's limits, and where no significant fiscal liabilities will be incurred by the City.
 - (5) It is in the City's best interest to provide services, other than water and wastewater service, to individual users beyond the City's limits:
 - a. Upon request and under contracts or cost-sharing arrangements that minimize future City fiscal liability;
 - b. Upon request and under contracts or cost-sharing arrangements that encourage compact development;

- c. Upon request and under contracts or cost-sharing arrangements that ensure compliance with City subdivision, building, electrical, plumbing and fire codes; and
 - d. When it is not in the City's best interest to annex the areas to be served.
- (6) The City shall therefore provide for extension of public facilities and services only under the following circumstances:
- a. Such extension is part of an annexation agreement that provides for development consistent with established City objectives and policies, such as the Comprehensive Plan;
 - b. Such extension allows the City to retain its right under State law to annex the property in the future;
 - c. The quality of the development that is occurring is consistent with City standards (if applicable);
 - d. The use or development offers significant public benefits to the City; and
 - e. The proposed development and land uses comply with City Building and Fire Codes (as agreed to in an annexation agreement with the City).
- (c) **Design and Construction Standards for Public Improvements in the City's Extraterritorial Jurisdiction (ETJ).** All public improvements constructed in conjunction with a new development in the City's ETJ shall be designed, engineered and constructed in accordance with the City's standards as set forth in the *Engineering Standards*, and all other applicable City master plans (e.g., water and wastewater master plans, master storm drainage plans, the *Comprehensive Plan*, etc.).

SECTION 7.02 COLLIN & DENTON COUNTY REGULATIONS

- (a) **Interlocal Agreements.** The City has executed separate interlocal cooperation agreements as authorized under Chapter 242 of the Texas Local Government Code with both Collin County and Denton County.
- (1) Collin County has assigned to the City its authority to approve plats in the City's ETJ. The agreement also provides for the City to enforce its subdivision regulations, together with specified regulations of Collin County, within the City's ETJ. (For specific responsibilities, see the separate interlocal agreement, Resolution No. 06-02-28R.)
 - (2) Denton County has assigned to the City its authority to approve plats in the City's ETJ. The agreement also provides for the City to enforce its subdivision regulations, together with specified regulations of Denton County, within the City's ETJ. (For specific responsibilities, see the separate interlocal agreement, Resolution No. 02-03-66R.)
- (b) **Conflict of Regulations.** In the event that the subdivision rules and regulations of the applicable County provide a more stringent standard than the City's, then the more stringent County standard shall apply.

SECTION 7.03 CITY PARTICIPATION IN IMPROVEMENTS IN THE EXTRATERRITORIAL JURISDICTION (ETJ)

- (a) **Improvements.** The City shall not be required to participate in the cost of any improvements where such improvements required by this Ordinance are outside the corporate limits of the City (i.e., they are within the City's ETJ area).
- (b) **Certificates of Occupancy/Utility Connections.**
 - (1) A Certificate of Occupancy for non-residential and multifamily projects within the City's ETJ shall not be issued until a Letter of Final Acceptance (refer to Section 5.05(d)) has been issued by the City, and a copy of such Letter has been submitted to the Building Official by the developer, unless otherwise authorized by the City Manager or designee.
 - (2) Utility connections for all developments in the City's ETJ shall not be issued until a Letter of Final Acceptance (refer to Section 5.05(d)) has been issued by the City, and a copy of such Letter has been submitted to the Building Official by the developer, unless otherwise authorized by the City Manager.

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SECTION 8: SUBDIVISION REQUIREMENTS

SECTION 8.01 GENERAL POLICIES

(a) Conformance to Plans.

(1) Public Improvements. Proposed public improvements serving new development shall conform to and be properly related to the public facilities elements of the Comprehensive Plan, other adopted master plans for public facilities and services, and applicable capital improvements plans, and shall at a minimum meet the service levels specified in such plans.

(2) All Plats within the City and its ETJ, and corresponding Construction Plans, shall provide for thoroughfares as shown in the Comprehensive Plan. The alignment and right-of-way width of all proposed thoroughfares shall be in general conformance with the Comprehensive Plan. Minor adjustments to thoroughfare alignments may be allowed without amending the Comprehensive Plan if the Director of Development Services believes the new alignment meets the spirit and intent of the Comprehensive Plan and will not compromise public safety or traffic efficiency. The design and construction of all proposed thoroughfares shall be in conformance with the City's Engineering Standards, and shall be subject to approval by the Director of Engineering Services. Such approvals shall be required prior to any Plat approval.

Comprehensive Plan Amendment. If a significantly different roadway alignment or type (from what is shown on the Comprehensive Plan) is proposed, then the Comprehensive Plan shall be amended prior to any Plat approval. Submission of a Traffic Impact Analysis (TIA) of the proposed amendment by the developer may be required if the Director of Development Services and the Director of Engineering Services determine that such an analysis is necessary to fully assess the impact of the proposal upon the City's overall thoroughfare network.

(3) Water and Wastewater Plans. The design and construction of the water system and wastewater system to serve the development shall be in conformance with the City's master plans for water and wastewater facilities, and with the Engineering Standards, and shall be subject to approval by the Director of Engineering Services prior to approval of the Construction Plans and the Final Plat.

(4) Storm Drainage Standards. The design and construction of the storm drainage system to serve the development shall be in conformance with but not limited to the City's master plans for storm water drainage, with the City's Storm Drainage Ordinance, and with the Engineering Standards, and shall be subject to approval by the Director of Engineering Services prior to approval of the Construction Plans and the Final Plat.

(b) Adequate Public Facilities.

(1) Adequate Services for Areas Proposed for Development. Land proposed for development in the City and in the City's ETJ shall be served adequately by essential public facilities and services, including but not limited to water distribution, wastewater collection and treatment, roadways, pedestrian circulation, storm drainage conveyance, and park and recreational facilities. Land shall not be approved for platting or development until adequate public facilities necessary to serve the development exist or provisions have been made for the facilities, whether the facilities are to be located within the property being developed or offsite.

a. Street Access. A Plat will not be approved unless all of the proposed lots have safe and reliable street access for daily use and emergency purposes.

1. A Plat will not be approved unless all of the proposed lots have direct access to an improved public street (or a public street that will be improved during construction of the proposed development) to the City's minimum design and paving standards, or to an approved public way that is connected to an improved public street.
2. Except for lots which are provided access from an approved cul-de-sac, all lots within a development shall have at least two (2) means of access or approach. Where development phasing or constraints of the land prevent the provision of a second, separate means of access, the City may accept a temporary street connection provided that a second permanent access point can be reasonably anticipated with future development of adjacent properties.
3. For properties situated adjacent to an existing or planned median-divided thoroughfare, at least one (1) of the required access points shall occur at, or through access easement connection to, a median opening. (See Diagram 8.01-1)

b. Water. A Plat will not be approved unless all of the proposed lots are connected to a public water system which is capable of providing adequate water for health and emergency purposes.

1. Except for lots along an approved cul-de-sac, all lots shall be provided service connections from a looped water main providing water flow from two (2) directions or sources.
2. Water service shall be sufficient to meet the fire flow requirements of the proposed development, except where a suitable alternative means of fire protection is approved by the Fire Chief.
3. The City may require the phasing of development and/or improvements to the water system to ensure adequate fire protection.

c. Wastewater. A Plat will not be approved unless all of the proposed lots are served by an approved means of wastewater collection and treatment.

1. The projected wastewater discharge of a proposed development shall not exceed the proposed capacity of the wastewater system.



(2) Location.

- a. Shown on Construction Plans. The location and design of all fire hydrants, all water supply improvements and the boundary lines of special districts, private systems and certified water service areas, indicating all improvements proposed to be served, shall be shown on the Construction Plans.
- b. Extension of Lines. Extension of water lines shall be made along the entire frontage of the development adjacent to a street. If the subdivision is not adjacent to a street, the extension of water lines shall be accomplished in such a manner as to allow convenient future connections to said lines by new subdivisions.
- c. Waiver for Requirement. If new subdivisions will never be constructed beyond a developing subdivision due to physical constraints, the Director of Engineering Services may approve a Minor Waiver for this requirement in accordance with Section 9.01 of this Ordinance prior to action on the Construction Plans or prior to action on any Plat.

(3) Cost of Installation. The cost of installing all water supply improvements to be made by the developer, including off-site improvements, shall be included in the performance guarantees and Improvement Agreement, if applicable (refer to Section 5.04).

(4) Cost of Extension. Where the City's water distribution system is not planned to be extended in time to serve a proposed new development, all necessary water facilities to serve such development shall be provided by and at the expense of the developer. If oversizing of a water facility is deemed necessary by the Director of Engineering Services for future developments, then the City may participate in such oversizing costs as part of a Development Agreement.

(5) Alternative Water Systems. Developments may be approved with alternative water facilities according to the following criteria:

- a. Water well operation and quality shall meet the minimum requirements of the Texas Commission on Environmental Quality, Collin and Denton Counties, City health ordinances, and all other regulatory agencies, if applicable.
- b. Water wells may not be used for commercial sale of water.
- c. The cost to tie onto the public water system must exceed the certified initial capital cost of a well by twenty-five percent (25%). All costs and engineering designs shall be submitted by a licensed professional engineer. All costs and engineering designs shall be subject to approval by the Director of Engineering Services. If a residence is located within one thousand feet (1,000') of a domestic water supply, that residence must hook up to that service.

(6) Individual Wells.

- a. Within the City's Extraterritorial Jurisdiction (ETJ). Individual wells within the City's ETJ shall be subject to approval by the applicable County health official, and this approval shall be documented by the health official's signature on the water system

See 8-11-09
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statement on the Preliminary and Final Plat. The property owner must submit with the Preliminary and Final Plat applications a certificate from a professional engineer who is registered, or a geoscientist who is licensed, to practice in the State of Texas verifying the adequacy of the proposed well water supply and potability prior to Preliminary Plat and Construction Plans approvals.

- b. Compliance with Other Regulations. Installation, operations and maintenance of individual wells shall comply with City standards, regulations of the Texas Commission on Environmental Quality (TCEQ), and any other applicable County or State rules and regulations. In the event of conflict among these regulations, whichever is the most stringent shall apply.

(e) Wastewater.

- (1) Extension of and Connection to the City's Wastewater Collection System. Extension of, and connection to, the City's sanitary sewer system shall be required for all new developments within the City's limits. Extension of, and connection to, the municipal sewer system shall also be required for new developments within the City's ETJ for any proposed development, lot, tract or parcel that is less than one (1) acre in size. The City is not in any way obligated to allow extension of municipal sewers outside the City's limits. The required extension of, and connection to, the municipal sewer system may be waived as a Minor Waiver, in accordance with Section 9.01, by the Director of Engineering Services if the Director of Engineering Services determines that such extension would require unreasonable expenditures and that an on-site wastewater disposal system (see Section 8.02(e)(5)) will function properly and safely.
- (2) Design & Construction. It is the policy of the City to require all wastewater collection lines to have gravity flow. The use of lift stations and force mains is prohibited unless a gravity design is impractical, as determined by the Director of Engineering Services. The location, design and sizing of all wastewater improvements shall be shown on the Construction Plans and are subject to approval by the Director of Engineering Services.
- (3) Cost of Installation. The cost of installing all wastewater improvements to be made by the developer, including off-site improvements, shall be included in the performance guarantees and Improvement Agreement, if applicable (refer to Section 5.04).
- (4) Extension.
 - a. Cost. Where the City's wastewater system is not planned to be extended in time to serve a proposed new development, all necessary wastewater facilities to serve such development shall be provided by and at the expense of the developer. If oversizing of a wastewater facility is deemed necessary by the Director of Engineering Services for future developments, then the City may participate in such oversizing costs as part of a Development Agreement.
 - b. Future Extensions. Pipe stub-outs shall be located in manholes to facilitate the future extension of wastewater lines. The Director of Engineering Services will determine the location and size of the stub-outs.

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(5) On-Site Wastewater Disposal Systems.

- a. In cases where the Director of Engineering Services determines that extension of, and connection to, the City's sewer system is impractical or not feasible, and where the Director of Engineering Services approves the use of an on-site wastewater disposal system(s), such on-site system(s) shall provide adequate sewage disposal for all lots, tracts, parcels and structures in the development that cannot be connected to the City's sewer system.
- b. All on-site wastewater disposal systems shall be designed, permitted, constructed, operated and maintained in compliance with all applicable local, County and State regulations, and a permit for such system shall be acquired prior to Preliminary Plat and Construction Plans approvals.
- c. On-site wastewater disposal facilities requiring soil absorption systems may be prohibited where such systems will not function properly due to high ground water, flooding, unsuitable soil characteristics, or other topographical or environmental issue.
- d. Each lot, tract, parcel and structure that utilizes an on-site wastewater disposal system shall have a minimum land area of at least one (1) acre.
- e. No portion of any on-site wastewater disposal system shall be constructed within a minimum one hundred and fifty foot (150') radius around any water well either on-site or on other properties.
- f. All properties and structures that are allowed to utilize an on-site wastewater system shall, at the owner's expense or using funds escrowed by the developer (see below), tie onto the City's sanitary sewer system when such municipal system is extended to the service area as determined by the Director of Engineering Services. Such connection to the City's system shall occur within one (1) year after the system is made available to the area. The developer of any new subdivision shall provide escrow funds, the amount of which shall be subject to approval by the Director of Engineering Services, for this future connection to the City's sanitary sewer system.
- g. In order to protect the public health, safety and welfare, an existing on-site wastewater disposal system shall be upgraded, or reconstructed if necessary, to comply with the City's standards by the owner, at the owner's expense, if the operation of the facility does not comply with government regulations or if it causes objectionable odors, unsanitary conditions, pollution, etc.