



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

## Commercial Water Application

Business Name: ADC West Ridge, LP / West Ridge Villas

Phone: 972 567 4630  
Office Office Accounts Payable

E-mail: TERRI - L - ANDERSON @msn.com

Requested By: \_\_\_\_\_ Phone: 972 567 4630

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

TYPE OF REQUEST: **New Service** X sewer & water 132 unit apt. complex  
(Please check one) (Complete Section A below & include copy of Driver's License)

**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: PO Box 1850 Coppell, TX 75019  
Street City/State Zip Code

Tax ID: 36-4820457

Date to Connect (Normal Business Day): June 14, 2016

\*\*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 [Utility Billing website](#).
- 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.

CHR West Ridge Villas, LLC  
By: Center For Housing Resources, Inc.

SIGNATURE OF CUSTOMER

By: April A. Lindstrom, Chairperson

DATE

June 10, 2016


**\*\*All Delinquent Accounts will be sent to a Collection Agency\*\***

**Phone: 972-292-5575**

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

**E-mail: [utilitybilling@friscotexas.gov](mailto:utilitybilling@friscotexas.gov)**

**Texas** **DRIVER LICENSE** USA  
TX

4a DL [REDACTED] 9 Class **C**  
4b Iss **12/04/2012** 4b Exp **11/24/2018**  
3 DOB [REDACTED] **1970**  
1 **ANDERSON**  
2 **TERRIL**  
8 **657 KNIGHTS WAY**  
**COPPELL TX 75019**  
12 Restrictions **A** 9a End **NONE**  
16 Hgt **5-09** 15 Sex **F** 18 Eyes **HAZ**   
6 DD **16619281025044795477**

*Terril Anderson*

COLLIN COUNTY DEVELOPMENT SERVICES  
825 N. McDonald St., Ste. 170

McKinney, Texas 75069  
(972)548-5585

Application Number . . . . . 15-00002157 Date 3/23/16  
Property Address . . . . . 9331 (MCKINNEY) WESTRIDGE BLVD  
TAX ID NUMBER . . . . .  
Old Address . . . . .  
Application type description . . . . . COMMERCIAL OTHER  
Subdivision Name . . . . .  
Application valuation . . . . . 0

Owner

ADC WEST RIDGE, LP  
PO BOX 1850  
COPELL TX 75019  
(972) 567-4630

Contractor

RMA CONSTRUCTION, LP  
16800 WESTGROVE DRIVE  
SUITE 300  
ADDISON TX 75001  
(214) 978-0177

Structure Information 000 000 APARTMENT CPLX - LEASE OFFICE/132 UNITS  
Construction Type . . . . . \*\*NEEDS TO BE ENTERED\*\*  
Occupancy Type . . . . . RESIDENTIAL - MULTIPLE FR  
Flood Zone . . . . . FLOOD ZONE A  
Other struct info . . . . .

DRED FILED Y  
RECORDED ABST.PLT FILED Y  
SURVEY FILED Y  
PLOT LOCATION FILED Y  
BLDG PLANS FILED Y  
\*ERROR\* NA  
OSSP SITE EVAL.FILED NO  
OSSP DESIGN FILED NO  
OSSP AFFID FILED NO  
OSSP SVC. CONTR. NO  
FIREPLACE (Y,N) NA  
LOG LIGHTER (Y,N) NA  
HEATING (ELEC/LP) LP  
HOT WATER (EL/LP) LP  
\*ELECTRICAL COMPANY TED  
\*CITY NO  
\*ETD FRISCO  
\*FIRE DISTRICT TED

Permit . . . . . COMMERCIAL BUILDING  
Additional desc . . . . . APARTMENTS-LEASE OF./132 UNITS  
Permit Fee . . . . . 35284.00  
Issue Date . . . . . 2/23/16 Valuation . . . . . 0  
Expiration Date . . . . . 8/20/16

Qty	Unit	Charge	Per	Extension
175070.00		.2000	BASE FEE COMMERCIAL	250.00 35014.00

Special Notes and Comments

Lease Office - 3,941 sq ft  
132 Apartment Units - 171,129 sq ft  
total  
Collin County accepts the January 22nd, 2016 certification  
of no adverse impact, prepared by Jill Trevino, PE, CFM,  
engineer for the developer; that relates to flood plain  
development and off-site drainage, and the findings  
contained therein. To the extent there is any adverse  
impact to offsite owners from stormwater originating at the  
site, Collin County is not responsible therefor.

Applicable Codes:

THE MOST CURRENT VERSIONS OF THE FOLLOWING CODES WILL HAVE  
TO BE FOLLOWED IN THE CONSTRUCTION AND OPERATION OF YOUR  
PROJECT:

INTERNATIONAL FIRE CODE INTERNATIONAL BUILDING CODE  
INTERNATIONAL PLUMBING CODE INTERNATIONAL MECHANICAL CODE  
INTERNATIONAL FIRE CODE (NFPA) NATIONAL ELECTRIC CODE  
\*\*It is illegal to run 2+ water services off of 1 water

MUST have Permit Location Card posted along with 911 Rural  
Address posted VISIBLE from roadway or inspection WILL NOT  
be performed.

COLLIN COUNTY DEVELOPMENT SERVICES  
825 W. McDonald St., Ste. 170

McKinney, Texas 75069  
(972)548-5585

Application Number . . . . . 15-00002157 Page 2  
Date 3/23/16

**Special Notes and Comments**

meter. You must verify that the water connection you have made/will make to a water purveyor's meter is a legal and approved connection. If there is evidence of an illegal water meter connection at the time of final inspection, the inspection will be failed and will not pass until approval is issued from the water purveyor (in writing) and a copy submitted to Development Services. \*\*

Absolutely NO plumbing or electrical work shall be covered before being inspected and approved by a Collin County Inspector for Code compliance - NO EXCEPTIONS\*\*

YOU WERE GIVEN A LETTER FROM THE COLLIN COUNTY FIRE MARSHALL DATED 12/02/2015. THIS LETTER DETAILS ADDITIONAL COMPLIANCE ISSUES FOR YOUR SPECIFIC OCCUPANCY TYPE. IF YOU DID NOT RECEIVE THE LETTER OR IF YOU HAVE ANY QUESTIONS, PLEASE CALL OUR OFFICE AT 972-548-5585.

\*\*\*\*\*

Every commercial building permit issued shall become invalid unless the work on the site authorized by such is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time of work is commenced. Collin County is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

See Development Services' Plan Review and Fire Marshall's office Plan Review for further needs and/or requirements regarding construction of the building.

\*\*\*Notice, This permit is applicable only to the inspection of the electrical components of ANY signs associated with this permit. Approval of this permit in no way suggests that the sign location has been approved or that erection of any sign is permitted at this location. Signage:

Property owner and/or sign owner has the responsibility to verify that any sign erected under this commercial permit is either not within any city's Extra-Territorial jurisdiction (ETJ) or, if in a city's ETJ, that the sign is in compliance with all of the applicable municipality and/or TxDOT regulations (TxDOT regulations may be in effect whether in ETJ or not in ETJ). Property owner and/or building owner has the responsibility to verify that any new construction (including non-electrical signage) is either not within any city's ETJ or, if in a city's ETJ, that any construction is in compliance with all of the applicable municipal ordinances and any other regulations which may be in effect in the ETJ of that municipality. If a sign is constructed and/or placed in violation of any regulations - the sign must be promptly removed at sign owner's expense in addition to any fines that might be levied.

**Use of Groundwater:**

IF THIS PERMIT INVOLVES A WATER WELL, THE APPLICANT MUST CONTACT THE NORTH TEXAS GROUNDWATER CONSERVATION DISTRICT AT 855-426-4433 TO REGISTER AND/OR PERMIT THE WELL.

**OFF-SITE SEWAGE UTILITY SERVICE:**

THIS STRUCTURE DOES NOT UTILIZE AN OSSF (ON-SITE SEWAGE FACILITY) FOR WASTEWATER DISPOSAL. Applicant intends to connect to municipal water and wastewater lines. No final plumbing fixture inspection or Certificate of Occupancy will be issued until final connection is made to an approved, municipal wastewater system.

MUST have Permit Location Card posted along with 911 Rural Address posted VISIBLE from roadway or inspection WILL NOT be performed.

**COLLIN COUNTY DEVELOPMENT SERVICES**  
825 N. McDonald St., Ste. 170

McKinney, Texas 75069  
(972)548-5585

Application Number . . . . . 15-00002157

Page 3  
Date 3/23/16

**Special Notes and Comments**

**MISCELLANEOUS:**

\*\*\*\*\*You MUST have this permit number available when\*\*\*\*\*  
\*\*\*\*\*scheduling inspections - NO INSPECTION WILL  
\*\*\*\*\*SCHEDULED WITHOUT PERMIT NUMBER.\*\*\*\*\*

\*\*\*NOTE: IF YOU ARE LOCATED WITHIN THE ETJ (EXTRA  
TERRITORIAL JURISDICTION) OF ANY CITY, IT IS YOUR  
RESPONSIBILITY TO CHECK WITH THAT CITY TO FIND OUT IF THERE  
ARE ANY ADDITIONAL REQUIREMENTS BY THAT CITY PERTAINING TO  
YOUR PROJECT.

\*\*\*NOTE: During any inspection, the Inspector will ONLY  
note the first five (5) failing code items. Once an  
Inspector has identified five (5) failing items, the  
inspection will cease at that time and no further items  
will be inspected. Those failing items and any other  
situations contrary to adopted codes must be corrected for  
any re-inspection. A failed re-inspection will result in a  
penalty fee. IF THIS IS YOUR FIRST PROJECT IN COLLIN  
COUNTY, PLEASE SCHEDULE A MEETING WITH AN INSPECTOR PRIOR  
TO BEGINNING YOUR PROJECT TO AVOID ANY PROJECT DELAYS  
AND/OR FEES.\*\*\*

**OWNER CERTIFICATION:**

I certify that I am the property owner or the property  
owner's agent and that I have received, read and understand  
all "Special Notes and Comments"/permit requirements and I  
understand that this printed permit must be presented to  
the property owner),

Signature \_\_\_\_\_ Date Received \_\_\_\_\_  
Printed Name \_\_\_\_\_  
T/S: 02/29/2016 03:25 PM BROWNISTY  
T/S: 02/29/2016 03:30 PM BROWNISTY  
T/S: 02/29/2016 03:34 PM BROWNISTY

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	35264.00	.00	.00	35264.00
Grand Total	35264.00	.00	.00	35264.00

*Luella J. Anderson*  
*Luella J. Anderson*  
*22 March 2016*

MUST have Permit Location Card posted along with 911 Rural  
Address posted VISIBLE from roadway or inspection WILL NOT  
be performed.

COLLIN COUNTY DEVELOPMENT SERVICES  
825 N. McDonald St., Ste. 170  
McKinney, Texas 75069  
(972)548-5585

Application Number . . . . . 15-00002157 Page 4  
Property Address . . . . . 9331 (MCKINNEY) WESTRIDGE BLVD Date 3/23/16  
TAX ID NUMBER . . . . . " " " "  
Old Address . . . . .  
Application description . . . . . COMMERCIAL OTHER  
Subdivision Name . . . . .

Permit . . . . . COMMERCIAL BUILDING

Additional desc . . . . . APARTMENTS-LEASE OF./132 UNITS

Required Inspections

Seq	Insp Code	Description	Initials	Date
10	STOR	STORM WATER INSPECTION		/ /
20-5	FMRP	FIRE MARSHAL PLAN REVIEW		/ /
30	DSPR	DEVELOPMENT SVCS PLAN REVIEW		/ /
40-10	NC01	INSPECTION 1 (T-POLE)		/ /
40-10	NC02	INSPECTION 2 (RGM-PLBG)		/ /
40	NC03	INSPECTION 3 (ELEC ROUGH)		/ /
40	NC05	INSPECTION 6 (FINAL)		/ /
40	SP4	OSSE FINAL INSPECTION		/ /
40	SP3	OSSE INITIAL INSPECTION		/ /
40	NC13	INSPECTION 4 (PLBG TOP-OUT)		/ /
40	NC23	INSPECTION 5 (PLBG FIXTURES)		/ /
999	NC06	INSPECTION 7 MISCELLANEOUS		/ /
1000	NC07	INSPECTION FOR C/O		/ /

# **EXHIBIT “H”**

**From:** UB <[UtilityBilling@friscotexas.gov](mailto:UtilityBilling@friscotexas.gov)>  
**Date:** June 13, 2016 at 11:48:35 AM CDT  
**To:** TERRI ANDERSON <[terri\\_l\\_anderson@msn.com](mailto:terri_l_anderson@msn.com)>  
**Subject:** RE: West Ridge Villas - 9331 Westridge Blvd., McKinney, TX 75070

Dear Valued Customer,

We have received your request. We do not service this address. You will need to contact the City of McKinney.

If you have any questions, please call 972-292-5575.

Sincerely,

City of Frisco Utility Billing

**From:** TERRI ANDERSON [[mailto:terri\\_l\\_anderson@msn.com](mailto:terri_l_anderson@msn.com)]  
**Sent:** Friday, June 10, 2016 3:00 PM  
**To:** UB  
**Cc:** Leonard Dougal; Mallory Beck; Keller Webster; [sfulks@kwaconstruction.com](mailto:sfulks@kwaconstruction.com); Richie Keene  
**Subject:** West Ridge Villas - 9331 Westridge Blvd., McKinney, TX 75070  
**Importance:** High

Good afternoon,

The attached utility application has been faxed to the City of Frisco for service connection to sewer and water at 9331 Westridge Blvd. McKinney, TX 75070. The property is located within the city's sewer and water CCN. You may contact me at (972) 567-4630 if you have any questions.

Thank you,  
ADC West Ridge, LP  
by: CHR West Ridge Villas, LLC  
by: Center for Housing Resources, Inc.  
by: Terri L. Anderson, Chairperson of the Board of Directors



# **EXHIBIT “I”**

**From:** "Nell Lange" <NLange@friscotexas.gov>  
**To:** "terri l anderson@msn.com" <terri l anderson@msn.com>  
**Cc:** "John Lettelleir" <JLettelleir@friscotexas.gov>, "April Spann" <ASpann@friscotexas.gov>  
**Subject:** Application for Water and Sewer Service

Ms. Anderson,

On June 10, 2016, the City of Frisco received your request for commercial water service for 9331 Westridge Boulevard. This property is within the City of Frisco's Certificate of Convenience and Necessity for water and sewer service. In order to qualify for service to the City of Frisco's water and sewer system, you must first comply with the City's subdivision regulations. These regulations include but are not limited to: constructing the applicable utility extensions and obtaining the necessary easements to serve the property. Those obligations are at the expense of the developer and apply to all applicants for service. Please refer to the City of Frisco Subdivision regulations and the approved preliminary plat that is on file that shows the proposed utility plan and easements to serve this property. Your application is denied because the above requirements have not been met. If you require further assistance, please contact John Lettelleir, (972) 292-5310.

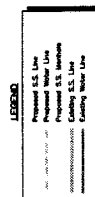
Regards,

Nell Lange  
Assistant City Manager  
City of Frisco

# **EXHIBIT “J”**

[illegible]

6. All electrical, gas, hydronic and mechanical systems shall be installed in accordance with applicable codes. Finished grade is indicated on drawings.
7. All mechanical components constructed in landscape areas must have a final ground surface finished (5" above grade).
8. All water pipes 6" and larger shall be Class 150 RD 18 PVC water pipe, conforming to AWWA C900 standards, except Fire Line.
9. Contractor shall be responsible for maintaining trench safety.
10. Contractor shall be responsible for obtaining all necessary permits, or any other agency having jurisdiction for excavation and trenching procedures.
11. Contractor shall provide and implement a trench safety plan complying with OSHA standards.
12. All sprinkler lines shall be sized and installed by a state licensed contractor. Fire Line shall be standard only.
13. Fire protection rooms shall have no roof eaves, mezzanines, electrical panels, storage, etc.
14. Protection rooms are for the Fire Alarm and Control.



**Model:** Existing UTILITIES Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All UTILITIES Prior to Construction and Notify Engineer of any Discrepancies.

**STOP!**  
CALL BEFORE YOU DIG



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Preliminary Offsite Improvements Plan WESTRIDGE APARTMENTS ANDERSON DEVELOPMENT, LLC CITY OF FRISCO ETI, TEXAS	Sheet No. <b>OIP</b>
	Project No. 1.5014

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTER-  
REVIEW UNDER THE  
AUTHORITY OF JOH  
DAVID CROSS, P.E. NO.  
B2618 ON 3/3/15. IT  
IS NOT TO BE USED  
FOR CONSTRUCTION,  
BIDDING, OR PERMIT  
PROCESS.

Issue Dates	Revisions	Dates
1		
2		
3		
4		
5		
6		
7		

# CROSS

## ENGINEERING CONSULTANTS

131 S. Tennessee St.  
707-562-4646  
707-562-4645 Fax  
707-562-4645 Telex

Drawn By:	Checked By:	Scale:
C.B.C.A.	C.B.C.A.	1:100

**CAUTION:**  
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.

# **EXHIBIT “K”**

## **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

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.

(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.