

RESIDENTIAL SEWER EASEMENT, EASEMENT SEWER LINE, & SEWER CAPACITY UPGRADE POLICY

At the regularly scheduled JCWSA Board meeting on July 13th, 2006, three (3) policies relating to proposed developments involving connection to the Jackson County Water and Sewerage Authority's sewerage system were adopted for inclusion into the Authority's sanitary sewer construction standards and specifications, Section 2.1.1.

1. EASEMENT. At the time an owner or authorized representative submits the completed Authority's "Preliminary Application", the preliminary plans must clearly indicate a proposed easement for access for future use by adjacent property owners that lie within the drainage basin. The location of the easement shall be located to maximize the connectivity of adjoining properties within the drainage basin of the proposed development and in accordance with the Authority's "Sewer Service Master Plan". The easement shall extend to the proposed development's property boundary line. Approval of the easement's location by the Authority shall be during the Authority's review of the "Preliminary Application" and plans. If the "Preliminary Application" is approved by the JCWSA Board, the proposed easement shall be conveyed to the Jackson County Water and Sewerage Authority at the time payment is received for review of the "System Engineering Application" and accompanying plans. Said easement shall be free of any encumbrances, to include existing deeds to secure debt or other liens. The engineering application and plans shall be considered incomplete and not be reviewed without a perpetual, unencumbered twenty (20) foot wide easement conveyed to the Jackson County Water and Sewerage Authority.

2. EASEMENT SEWER LINE. The owner or authorized representative of the proposed development requiring an easement for sewer access for serving additional areas of the drainage basin shall also be required to install a sewer line within said easement; the sewer line's termination shall be located at the proposed development's property boundary. The proposed line size shall be of adequate capacity to accommodate all anticipated wastewater flows that may eventually be generated from the drainage basin and be in compliance with the latest version of the Authority's "Sewer Service Master Plan". The proposed easement line shall be shown on the preliminary plan with the "Preliminary Application" or the Authority shall consider the application incomplete and the review process will not continue. The cost of the required sewer line design and construction which is within an easement and terminated at the development's boundary shall be paid for by the proposed development's owner/representative.

3. CAPACITY UPGRADE. Owners or developers wishing to access the Jackson County Water and Sewerage Authority's wastewater collection system through an existing development must adhere to the following guidelines:

- a. For gravity systems, owner/developer shall indicate the required line upgrades (if any) in the existing development necessary to accommodate the increased flow through the proposed development, as well as other potential developments that may contribute wastewater from that drainage basin. Line sizing shall be in compliance with the latest version of the Authority's "Sewer Service Master Plan".
- b. If the existing development has a wastewater pump station which will receive flow from the proposed development, including other potential developments that may contribute wastewater from that drainage basin, all upgrades required (if any) shall include: (1) increased wet well capacity (2) increased pump capacities (3) additional pumps (4) increased force main capacity. All calculations must be shown (see d.)

- c. All costs associated to upgrade capacity in sewer lines, pump stations and force mains dictated by the Authority or its “Sewer Service Master Plan” shall be paid for by the owners/developers requiring additional wastewater capacity for their proposed development(s). The Jackson County Water and Sewerage Authority will not contribute to any costs incurred for capacity upgrades in any way. The Authority shall not cost share, offer sewer tap discounts, or offer sewer tap rebates to any owner, development, or developer. The Authority shall not collect any additional revenues from any proposed or existing development for present or future disbursement to any owner, development, or developer.

- d. Submittals for capacity upgrades shall follow the procedures specified in the Authority’s “Sewer Construction Standards”, Section 1.C; making certain as a first step the Authority’s Water and Sewer “Preliminary Application” and “Preliminary Application Checklist” are completed in their entirety. Capacity upgrades not included with proposed development(s) shall include separate review fees of \$50.00 for the preliminary application and plans and \$250.00 for the review of the “Engineering Application” and construction plans.

No part of this policy is intended to guarantee or infer sewer capacity availability at any of the Jackson County Water and Sewerage Authority’s Water Reclamation Facilities.