

Appendix I

DEFINITIONS

APPROACH MAIN OR BOUNDARY SERVICE CONNECTIONS: Service Connections located outside the development for which the “approach main” or “boundary facility” is constructed, and connected directly to the “approach main” or “boundary facility”.

APPROACH MAINS:

1. **WATER:** The off site main required to connect a development to a source of amply supply. It shall be not less than 8-inches in diameter and of a size large enough to serve both the development for which the service is requested and adjoining areas, as determined by the Water Department.
2. **WASTEWATER:** The wastewater main required by the Water Department to serve the entire drainage area in which it is to be constructed, both inside and outside of a developer’s property, under ultimate development conditions, to connect wastewater main facilities to the City’s wastewater system.

ARTERIAL ROADWAY OR MAJOR THOROUGHFARE: Part of the roadway system that serves as a principal network for the through traffic flow. Such roadways connect areas of principal traffic generation and highways entering the city.

BACK LOT: Residential lot abutting two streets, but facing on the streets not being improved.

BORDER STREET: A street, which divided properties under separate ownership.

CCN or CERTIFICATE OF CONVENIENCE AND NECESSARY:CCN/Certificate Of Convenience and Necessary for Water or Wastewater Utility Service is issued by the Texas Natural Resources Conservation Commission (TNRCC) to a public or private organization to provide exclusive water or wastewater service to a defined area.

CITY Shall mean the City of Fort Worth.

COLLECTOR STREET: The distributor and collection roadways. Roadways used mainly for traffic movements within development, commercial and industrial areas.

COMMERCIAL DEVELOPMENT: This designation shall apply to all properties other than residentially or industrially zoned properties, which require extension of community facilities due to new construction or expansion of existing improvements on the property.

COMMERCIAL ESTABLISHMENT: Any establishment other than one or two family residence or industrial.

COMMERCIAL PROPERTY: Any property not included in the definition of residential (one or two family) zoned property or industrial zoned property.

CONSTRUCTION ENGINEERING: shall consist of the following:

- a. The setting of line and grade stakes from the approved plans.

- b. Necessary laboratory tests to assure compliance with plans and specifications.
- c. Field inspection to assure compliance with plans and specifications.
- d. Review and approval of Change Orders submitted by the design engineer.
- e. Preparation of monthly estimates and final payments to the construction contractor if the contract is awarded by the City.
- f. Final inspection for acceptance of project by City.

CURBLINE Shall mean an imaginary vertical line that intersects the back of the curb of the existing or proposed street.

DEDICATED STREET OR ALLEY: Any street or alley for which right-of way has become public property through platting, deed, or public usage as defined by law.

DESIGN ENGINEERING: Consisting of all necessary studies, tests, preliminary plans, etc., necessary to the preparation of complete plans, specifications, and contract documents meeting the approval of the Engineering Department Director

DEVELOPER: 1) Any type of new water or wastewater customer other than a “single customer”.
2) The owner of a tract of land which has been subdivided or is being subdivided.

EXISTING DEVELOPED RESIDENTIAL AREA: This designation shall apply to defined areas in which at least 51 percent of the lots of record already have existing improvements and in which a community facility is required for the benefit of the areas as a whole.

FRONT FOOT CHARGES:

- a. **WATER:** The charge made for a connection to or an extension from a water main, in addition to the regular tap or service connection fee or impact fees, based on the front footage measurement of the property to be served. The amount of the front foot charge shall be established by ordinance.
- b. **WASTEWATER:** The charge made for a connection to or an extension from a wastewater main, in addition to the regular service connection fee or impact fees, based on the front footage of the property served. The amount of the front foot charge shall be established by ordinance.

FRONT FOOTAGE: The number of linear feet in that portion of a property boundary abutting a street, alley, or easement containing a wastewater or water facility for which front foot charge are collected for connection.

In the case of an easement, crossing the property, containing a wastewater main for which front foot charges are to be collected, the “boundary” on which the front foot charge is to be based shall be the length of the wastewater main within the limits of such property, measured along the center line of such wastewater main.

For water and wastewater facilities in abutted streets, alleys and easements, the front footage to be used in the application of front foot charges shall be determined as follows:

- a). Where the property served is rectangular, the front foot charge shall be based on the lesser of the following:
 - 1). Front footage shall be taken as the actual linear feet abutting a street, alley or easement containing a wastewater or water facility serving the property; or

- 2). Front footage shall be computed as one-sixth of the perimeter of such property.
- b). Where the property is irregular in shape, the front footage shall be computed as one-sixth of the perimeter of such property.
- c). On property which is rectangular in shape and has more than one boundary abutting a street, alley or easement containing a wastewater or water facility serving the property, only the boundary across which the connection is affected will be used in determining front foot charges.

INDUSTRIAL DEVELOPMENT: This designation shall apply to all industrially zoned properties, which require extension of community facilities due to new construction or expansion of existing improvements on the property.

INDUSTRIAL PROPERTY: Any property that is industrial zoned.

IRREGULAR SHAPED LOT: A lot, either residential or commercial which has an irregular shape (not rectangular), such as a triangle, etc.

LOCAL OR MINOR STREET: Roadways used primarily for direct access to residential, commercial, industrial, or other abutting property. Does not include roadways carrying through traffic.

NEW STREET CONSTRUCTION: Paving of a street that has not previously been paved, or which has been surfaced, but which is not on City grade.

NON-CONFORMING USE: A use of property permitted in a particular zoning because such use was being made of the property at the time of the zoning or change in zoning ordinance.

NON-PROFIT PROPERTY: Any property such as churches, schools, etc., which are carried as exempt on City tax rolls.

ON-SITE MAINS:

- a. Water An on-site water main is one that provides service within a development or subdivision.
- b. Wastewater An on-site wastewater main is one designated to serve the entire drainage area in which it is to be constructed, both inside and upstream from all or part of a developer's property, under ultimate development conditions, but which is located entirely within the limits of the development.

OPEN STREET OR ALLEY: Any street or alley for which the right-of-way had become public property through platting, deed, or public usage as defined by law, and is presently being used by vehicular traffic.

OWNER-OCCUPIED RESIDENCE: A building used as an actual residence of the owner, with the only commercial enterprise being rental of one part of a duplex or one room of the building for residential purposes.

RESIDENTIAL DEVELOPMENT: Any platted residential property along a street where the greater portion of the property footage between two intersecting streets is owned by the individual or firm developing all or any part of the lots: or may new residential platting.

RESIDENTIAL PROPERTY: Property zoned either “A” one-family or “B” two-family residential.

SERVICE CONNECTIONS:

- a. Water The connection between a water main and the water meter through which a given property is supplied with water.
- b. Wastewater The portion of the house wastewater main located in the roadway of a public street between the main or lateral in such street and the point approximately three (3) feet behind the curb line of such public street nearest to the site to be served, or to that portion of the house wastewater main located in a public alley, or to the tap and test tee installed for a connection to a wastewater main located in the parkway of a public street or in an easement.

SIDE LOT: Residential property abutting two streets at their intersection, with the longer street frontage being the side of the lot.

SINGLE CUSTOMER: An existing occupied residential establishment or an existing commercial establishment not presently connected to the City’s water and/or wastewater systems

STREET: Property dedicated for public’s use for vehicular and/or pedestrian traffic.

STREET RECONSTRUCTION: Widening and/or reconstruction of an existing street, which has an existing, surface on City grade.

UNOPENED STREET OR ALLEY: Ant dedicated street or alley, which is not being used by vehicular traffic.