

FOUR SEASONS LAKESITES PROPERTY OWNERS ASSOCIATION, INC.

ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS MANAGED PLAN

The Four Seasons Lakesites Property Owners Association, Inc. has adopted specific guidelines for the installation of individual wastewater treatment and disposal systems that receive all domestic flows, including Grey Water, for those areas of the Association designated for on-site wastewater treatment, as well as their operation and maintenance. The Association's Environmental Services division monitors, inspects, tests, and offers guidance on the wastewater treatment systems operation and maintenance.

1.1 System Design

Based on the standards agreed to by the Four Seasons Lakesites Property Owners Association, Inc. (the Association) and the Missouri Department of Health and Senior Services (DHSS), with the acknowledgement of the Missouri Department of Natural Resources (DNR), and adopted in this managed plan, the Association requires that each proposed individual wastewater treatment and disposal systems for new construction, or the replacement of systems unable to provide for proper treatment and dispersal as evidenced by: the evidence of persistent domestic flows effluent pooling on the property, persistent domestic flows effluent exiting the property or the failure of a properly conducted stress test of the system, be designed and approved by a State licensed Professional Engineer of the property owner's choice. Said engineer shall be required to provide their signature and seal of approval of the plans submitted. It is also the responsibility of the property owner to contract with the design engineer to inspect the installation of the treatment and disposal system to ensure that said system is installed in accordance with the approved plans, and that the Association maintain oversight of the installation process as well. It shall be required that said inspection(s) be documented and said documents of certification will be provided to and maintained on record by the Association.

1.2 Soil / Site Evaluation

The Association requires a Soil Morphology Evaluation, performed by a DHSS registered Soil Scientist, for each individual property, as part of the construction approval process. As part of any design for any proposed treatment and disposal system, the Association shall require the evaluation be incorporated into the design and approval of any individual wastewater treatment and disposal system for new home construction or the modification or major repair of an existing individual wastewater treatment and disposal system. The results of the evaluation will be considered by the design engineer and incorporated into the design of the individual wastewater treatment and disposal system for that individual property.

1.3 Treatment System Component Requirements

The systems listed in this managed plan have been designated as acceptable for installation within the development of Four Seasons based upon:

- Information from the National Sanitation Foundation (NSF);
- Information on individual wastewater treatment systems from the individual manufacturers following project visits and interviews; and
- Comparative reports provided by a Missouri Registered Engineer engaged by the association.

The cost of each unit may vary from manufacturer to manufacturer. The Association does not recommend any one specific unit. Each owner is free to make their own selection from the approved list.

NSF CLASS 1 APPROVED SYSTEMS

Manufacturer:

JET
JET J-500, JET J-750 and/or JET J-1500 when required
Jet, Inc.
750 Alpha Drive
Cleveland, Ohio 44143
Telephone: (216) 461-2000

Manufacturer:

NORWECO SINGULAR 900
500 gpd, 750 gpd, 1000 gpd and 1500 gpd
Norweco, Inc.
Firelands Industrial Park
Norwalk, Ohio 44857
Telephone: (419) 668-4471

Manufacturer:

MicroFast 0.5, 0.75, 0.9 and 1.5
Bio Microbics, Inc.
8450 Cole Parkway
Shawnee, KS 66227
Telephone: (913) 422-0707 Toll Free: (800) 753-3278
www.biomicrobics.com

Manufacturer:

Multi-Flow
FTB 0.5, FTB 0.75, FTB 1.0, FTB 1.5
Consolidated Treatment Systems
1501 Commerce Center Drive
Franklin, OH 45005
Telephone: (937) 746-2727 Toll Free: (800) 503-0163
www.consolidatedtreatment.com

Manufacturer:

Delta Environmental
Ecopod-E50-N, E75-N, E100-N and E150-N
SI Precast
900 Petty Drive
Versailles, MO 65084
Telephone: (573) 378-5474 Toll Free: (800) 467-3785
www.siprecast.com

2.1 Setback Requirements

The Association has established minimum setback requirements of ten feet from the perpendicular side lot lines, five feet from the upslope structure foundation, twenty feet from the Downslope Boundary of the property and Five feet from the Upslope boundary of the property.

2.2 Absorption Field Requirements

The Association requires the method and extent of the absorption field for new construction projects, or replacement of existing failed absorption fields, as defined by: systems unable to provide for proper treatment and dispersal as evidenced by: the evidence of persistent domestic flows effluent pooling on the property, persistent domestic flows effluent exiting the property or the failure of a properly conducted stress test of the system, to be determined by the results of the Soil Morphology Evaluation, based on a DHSS registered Soil Scientist and licensed engineer's analysis of that evaluation, and applicable State, County or Municipal regulatory guidelines. If there are properties on which the proposed system cannot meet current State, County or Municipal regulatory guidelines, the Association shall have the authority to grant reasonable variances as recommended by a state licensed Professional Engineer.

3.1 Maintenance Contracts

It is the strong belief of the Association that the utilization of any alternative means of disposal (absorption) system shall necessitate the requirement of a preventative maintenance contract, covering the mechanical equipment required for the proper operation of the approved system. The Association shall strongly encourage each property owner to obtain such a maintenance agreement. Records of all such agreements will be maintained by the Association.

4.1 Installation Inspections

The Association, through its agents, assignees, representatives or contracted personnel, shall inspect each on-site wastewater treatment and disposal system during the course of the installation process. Inspections shall be limited in scope to ensure that the treatment equipment, all components and absorption field are contained within the setback requirements of the Association as defined in paragraph 2.1 above.

The Association shall rely on the inspection report of the Design Engineer as to the proper installation of the individual wastewater treatment system components and absorption field.