

SUBDIVISION WATERLINE DESIGN AND ACCEPTANCE POLICY

THE DEER CREEK WATER CORPORATION

EDMOND, OKLAHOMA

Revised September 18, 2017

This policy outlines the requirements for an individual or a developer who wishes to extend a waterline to a property, development, subdivision and/or inside a subdivision to Deer Creek Water Corporation's system, with the ultimate dedication and acceptance of the waterline and appurtenances, as described in this policy, by Deer Creek Water Corporation ("DCWC") in order to obtain water service from DCWC.

- A. Application and Application Fee - The developer shall submit an Application and the Application Fee to DCWC for hydraulic analysis and review by DCWC. The Application consists of the preliminary plat (see Section "B" below for preliminary plat requirements), the Development Information Sheet along with the Application Fee in the amount of \$750.00. The Development Information Sheet form shall be provided to the developer by DCWC. Upon approval, DCWC will submit to the developer a Letter of Conditional Agreement providing the requirements to obtaining water service from DCWC. The Application and the Application Fee will expire in six (6) months from the date of the Letter of Conditional Agreement from DCWC, if final plans, which have been approved by DCWC, have not been submitted by the developer to ODEQ for approval. After expiration, a new Application and Application Fee must be submitted for new hydraulic analysis and subsequent approval by DCWC.

- B. Preliminary Plat - The developer shall submit three (3) copies of the preliminary plat of the subdivision with pertinent data such as contours at 5' intervals, lot and block dimensions, street and easement dimensions, paving typical section, lot area, developer name, developer address and phone with fax number, the name of the development, site legal description, drainage improvements, proposed sanitary sewer system, water lines and other related appurtenances. The plat shall be prepared by a licensed surveyor or a registered professional engineer licensed in the State of

Oklahoma. In addition, the developer shall meet the requirements of the County for the preliminary plat as well as the final plat.

C. After DCWC issues its Letter of Conditional Agreement, the developer's engineer shall commence with the preparation of plans. See Section D below.

D. Plans - A registered professional engineer, licensed in the State of Oklahoma, shall prepare all waterline plans utilizing the Deer Creek Water Corporation Standard Technical Provisions for Waterline Construction. The plans shall include as a minimum:

1. Title Sheet - giving the name of the development, the developer, the legal description, a summary of quantities, location map, index of sheets and other related data.
2. Construction Notes Sheet - The developer shall utilize the Deer Creek Water Corporation Standard Construction Note Sheet. This sheet will be provided to the developer by the DCWC engineer.
3. General Plan Sheet - showing the dimensions of lots, blocks, streets, easements and other related items. The general plan shall also reflect the location of proposed paving and drainage structures.
4. Plan and profile sheets at a scale of not less than 1"=50' horizontal and 1"=5' vertical shall be provided depicting the proposed waterline and other related items such as paving, drainage facilities, utility lines and related appurtenances.
5. Deer Creek Water Corporation Standard Water Appurtenances sheet shall be included. This sheet shall be provided to the developer by DCWC's engineer.
6. Copies - The developer's engineer shall submit at least three (3) copies of all drawings/plans for DCWC's review.
7. Plan Review fee - A fee in the amount of \$1,000.00 shall be submitted to DCWC along with the developer's drawings/plans for review by DCWC and its engineer.

8. Once DCWC has reviewed and approved the plans the developer may proceed with permit application.

- E. Application for Permit - The developer's engineer shall prepare three (3) originals of the ODEQ application for permit. This permit application shall be submitted to DCWC for review and approval. The developer is responsible for payment of all ODEQ Permit Fees. The ODEQ Permit Fee shall be determined by the ODEQ regulations.
- F. The developer or the developer's engineer shall be responsible for the submittal of the required number of plans, specifications, and engineering data to ODEQ after review and approval by DCWC.
- G. Construction - The construction of the proposed waterlines shall not commence until the final plans have been approved by DCWC, the developer has obtained its ODEQ approval and permit, and the developer has become a member of DCWC by purchasing one (1) membership with the payment of the current membership and impact fee. Developer is required to become a member of DCWC prior to the payment of any other fees.
- H. Inspection Fee - The developer or the developer's contractor shall pay to DCWC an inspection fee equal to 5% of the water system construction cost. This fee shall be paid prior to commencement of construction and developer shall provide DCWC with a copy of the contract between the developer and the developer's contractor.
- I. Easements - The proposed waterlines shall be constructed in DCWC utility easements or public right of way easements with prior approval by DCWC and Oklahoma County.
- J. Bonds - The developer or the developer's contractor shall furnish to DCWC the following Maintenance and Payments Bonds:

Statutory Bond. A properly executed Statutory Bond must be submitted with the contract. The Statutory Bond shall provide that the Contractor will make payment for all

labor, materials and equipment used in the construction of the project. The Statutory Bond shall be made in favor of the State of Oklahoma.

Maintenance Bond. A properly executed Maintenance Bond shall be in favor of Deer Creek Water Corporation and shall be for a period of two (2) years. The bond for both years will be in an amount equal to one hundred percent (100%) of the contract amount.

Surety Companies executing bonds must appear on the U.S. Treasury Department's most current list and be authorized to transact business in the State of Oklahoma.

K. Submittals - The developer's contractor shall submit three (3) - copies of submittals covering the material to be utilized in the project. The submittals shall be submitted to the DCWC engineer.

L. The contractor shall install all meter cans and meter setters. Meter cans and meter setters to be installed as per the Deer Creek Water Corporation Appurtenance sheet and Construction Notes. DCWC will install the water meter after membership fee has been paid.

M. The contractor shall install a steel t-post at all meter cans.

N. As-Built Plans - The developer or the developer's engineer shall submit to DCWC one (1) blue print set of as-built plans and one (1) electronic copy of as-built plans. The electronic copy shall be CAD Release 14 or other compatible systems.

O. Impact and Membership Fee Schedule

1. Single Family Residences (5/8" meter)

a. The Membership fee will be \$1,500.00 for each 5/8" residential meter and \$2,500.00 for each 1" residential meter.

b. An impact fee of \$2,500.00 will be assessed on single residences; however, no impact fee will be assessed upon prior memberships.

2. Multiple Residence Housing Additions or Developments

- a. All additions or development entities in the DCWC service area containing two (2) or more residences, shall be assessed an impact fee of \$2,500.00 per unit.
- b. The total aggregate of impact fees generated by the number of units proposed for the addition or development will be due and payable before any connections are made to or services provided by DCWC. Impact fees must be paid in full prior to the purchase of the individual memberships.
- c. The impact fee will be non-refundable and non-transferable.
- d. The membership fee will be \$1,500.00 for each 5/8" residential meter and \$2,500.00 for each 1" residential meter. PROVIDED, HOWEVER, that at least one (1) membership fee together with the applicable impact fee, must be paid by the developer prior to the payment of any other fees.
- e. All water lines and installation thereof shall meet or exceed minimum requirements of DCWC. All water line installations shall be inspected and approved by the representative of DCWC before any lines are covered. Upon approved completion and before water service begins, all lines will be dedicated to DCWC. A warranty period of two (2) years to include 100% of all materials and labor will be provided by installer.

3. Commercial Property Developments

- a. All shopping centers, convenience stores, offices, office complexes, industrial complexes, golf courses, apartment buildings and any and all other entities determined by the Board of Directors of DCWC to be a commercial nature shall be assessed an impact fee to be determined by said Board of Directors at that time, using comparable criteria, and based on the present and future impact to the area to be served. Membership fee(s) will be determined by the Board of Directors and will coincide with the size of the meter(s) required.
- b. The total impact fees will be due and payable for the total proposed commercial development and the total membership fees shall be paid

before any connections are made to or water service provided by DCWC.

- c. All water lines and installation thereof shall meet or exceed minimum requirements of DCWC. All water line installations shall be inspected and approved by a representative of DCWC before any lines are covered. Upon approved completion and before water service begins, all lines will be dedicated to DCWC. A warranty period of two (2) years to include 100% of all materials and labor will be provided by the installer.
- d. Fire Lines - Any fire lines are required to be metered at all connections to the DCWC system mains. Meter(s) with backflow prevention and meter pit(s) shall be paid for by the developer/owner.

- 4. Temporary Water Service - Fees for temporary water service such as, but not limited to, oil well drilling units, will be determined by the DCWC Manager at such time as services are requested.

P. Water Rights - For developments which are to be served by DCWC, the developer or owner of the property is required to transfer water rights on the property to DCWC at no cost to DCWC. If the water rights on the property have been previously sold, transferred or severed from said property, the developer is responsible for purchasing an equal amount of water rights as deemed by DCWC and DCWC's engineer to be usable by DCWC and shall transfer these water rights to DCWC at no cost to DCWC. If DCWC determines that the location of the development would be suitable for municipal water wells, the developer or owner shall convey to DCWC a 100' x 100' temporary working easement along with a 50'x50' permanent water well easement per well site with related utility access easements as determined by DCWC and DCWC's engineer. The total number of well sites to be conveyed to DCWC shall be determined through analysis by DCWC and its engineer at the time of Application.

- 1. The developer may reserve the right to the use of ground water above the 200 feet level for irrigation purposes. Said irrigation well(s) may NOT be tied to the

DCWC system or cross connect in any way to prevent contamination of the DCWC system.

Q. Water Supply Wells - If during analysis by DCWC's engineer it is determined that additional well(s) will be necessary to ensure DCWC has sufficient quantity and quality of water to serve the proposed development without endangering the service and supply to current customers of DCWC, the developer will be responsible for all costs related to the construction of said well(s). The costs of the well(s) will include, *but are not limited to* costs relating to locating and obtaining well site(s) in the DCWC well field zone, locating and drilling test hole(s) and/or test well(s), water well development and construction, testing costs and water quality analysis, design/engineering fees, ODEQ permit fees, the production water well site along with buildings and appurtenances as needed for production well(s), transmission mains, driveway, gravel access road (if required), site grading, site restoration, erosion control systems, seeding and sodding, fencing, disinfection system, connection piping and system interconnections. The foregoing includes all work and materials incidental thereto and at the standard required by all State and/or Federal regulations and consistent with the quality DCWC uses for construction of the wells within its well field zone. DCWC shall maintain full control over well design, testing procedures, construction and all other aspects of the well development process.

1. If the developer is required by DCWC to construct well(s) to serve the proposed development, the Impact Fees paid by the developer shall be applied to the cost of said well(s).

R. Border Mains - The DCWC has in place a Master Plan reflecting future line sizes for section line roads or border mains. The developer is required to construct the border main along his property in accordance with the Master Plan at his cost. Additionally, the developer may be required to extend the border main beyond his property to interconnect with existing larger mains at his cost as determined by DCWC and analysis by DCWC's engineer. The developer is responsible for the construction costs, easements, engineering, permits, inspection fees, and all work incidental

thereto. Impact Fees will NOT be applied to the cost of any border mains or water line construction.

- S. Developer must provide 3 phase/480 volt power to all future well sites.