

RESIDENTIAL SUBDIVISION
WATERLINE DESIGN AND ACCEPTANCE POLICY

THE DEER CREEK WATER CORPORATION

EDMOND, OKLAHOMA

Revised August 21, 2023

This policy outlines the requirements for 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 of two or more users, with the ultimate dedication and acceptance of the waterline and appurtenances, as described in this policy, by Deer Creek Water Corporation ("DCWC") in order for DCWC to make water service available.

The developer shall comply with and satisfy the following requirements and conditions prior to receiving water service from DCWC.

I. Application Process

- a. The developer shall submit an Application and the Application Fee (\$1,500.00) to DCWC for hydraulic analysis and approval by DCWC.
- b. The Application consists of the following items:
 1. Preliminary Plat: Three copies of the preliminary plat of the subdivision, prepared by a licensed surveyor or a registered professional engineer licensed in the State of Oklahoma, 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.
 2. Development Information Sheet: The Development Information Sheet form shall be provided to the developer by DCWC.

3. Application Fee: The Application Fee covers the hydraulic analysis by DCWC's engineer.
- c. Upon approval of the Application, DCWC will submit to the developer a Letter of Conditional Agreement providing the requirements to obtain water service from DCWC.
- d. The Application and the Application Fee will expire in six (6) months from the date of the Letter of Conditional Agreement from DCWC, if the Developer has not submitted final plans to the Oklahoma Department of Environmental Quality ("ODEQ") for approval as required by Section III(a). After expiration, a new Application and Application Fee must be submitted for new hydraulic analysis and subsequent approval by DCWC.

II. Infrastructure Requirements for the Proposed Development

- a. 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 the property in accordance with the Master Plan at the developer's cost. Additionally, the developer may be required to extend the border main beyond the property to interconnect with existing larger mains at the developer's 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.
- b. The Developer may be required to convey to DCWC one or more 100' x 100' temporary working easements followed by one or more 50' x 50' permanent water well easements with related utility access easements as determined by DCWC and DCWC's engineer. DCWC will work with the Developer during the preliminary plat phase regarding the location of the permanent water well easements. The

Developer shall grant the temporary working easement(s) to permit DCWC to drill test holes at all reasonable times in order to determine suitability of the location(s) for the permanent water well easements. During this preliminary plat phase, the final location of the water wells may possibly need to be amended to comply with water quality and quantity restraints. DCWC will compensate the Developer for the permanent easements as set forth in DCWC's fee schedule.

- c. Developer shall provide DCWC access to its electrical plans to ensure that DCWC has access to 3 phase/480 volt power to all future well sites.
- d. DCWC can provide 1000 gpm to the subdivision for firefighting purposes if requested by the Developer. The Developer's mains inside the development will require larger sizes than what is standard to minimize friction loss during the fire flow conditions. This will conserve the required hydraulic energy for firefighting. DCWC will provide the Developer the areas where the main sizes must be upsized to accommodate the 1000 gpm fire flow.
- e. The Developer will be required to dedicate the deep-water rights (below 200') beneath the Proposed Development to DCWC. The developer or owner(s) may reserve the right to the use of ground water above the 200-foot 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.

III. Requirements to meet the 6-Month Expiration Period

- a. The three (3) copies of the Preliminary Plat consistent with Section I(b)(1) must be submitted and approved by DCWC.
- b. A registered professional engineer, licensed in the State of Oklahoma, shall prepare all waterline plans utilizing the DCWC

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 or 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.
- c. Once DCWC has reviewed and approved the plans the developer may proceed with permit application to ODEQ.
- d. 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 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. The Developer is responsible for payment of all ODEQ Permit Fees. The ODEQ Permit Fee shall be determined by the ODEQ regulations.

IV. Upon Issuance of ODEQ Permit but Before Construction of the Proposed Waterlines, Developer must:

- a. Provide DCWC a copy of the ODEQ permit approving the construction of all water mains for the Development.
- b. Dedicate all water rights below 200’ for the entire Proposed Development.
- c. Execute the permanent well easements at the locations stated in the Preliminary Plat.
- d. Purchase one (1) DCWC membership fee at a cost of \$1,000. The Developer may transfer this Membership Fee to any of the lots after it has paid all amounts required by DCWC.
- e. Payment of the total aggregate of impact fees per unit times the number of units for the current phase of the addition or development. A “unit” is defined as a single meter user (i.e. a new member) as proposed by the Developer.¹ Applicable per unit impact fees are determined based on the meter size as follows:

Meter Size	Impact Fees Per Unit
5/8”	\$4,000.00
1”	\$10,000.00

¹ Deer Creek requires that all units with four or less bedrooms have a 5/8” water meter regardless of the size of the lot. Deer Creek allows, but does not require, 1” meters for units with five or more bedrooms on lots of an acre or more.

- f. The remaining aggregate impact fees must be paid for each subsequent phase of development prior to any construction work in the subsequent phase(s).
- g. Pay to DCWC an inspection fee equal to 5% of all Developer's water main construction costs. The Developer shall provide DCWC a copy of the contract between the Developer and the Developer's contractor for constructing the water mains.
- h. Furnish DCWC the following Maintenance and Payment Bonds:
 - 1. 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.
 - 2. 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.
- NOTE: 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.**
- i. Submit three (3) copies of submittals covering the material to be utilized in the project. The submittals shall be submitted to the DCWC engineer.
- j. Provide proof to DCWC of ODEQ approval of the public or individual sewage treatment systems for the subject property prior to DCWC providing water service to the property.

V. Construction Requirements

- a. 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 or DCWC before any lines are covered.
- b. The Developer's contractor is required to furnish and install meter cans, setters, curb stops, corp stops and service lines, as per the DCWC Appurtenance sheet and Construction Notes. The contractor shall install a steel t-post on all meter cans.
- c. A warranty period of two (2) years to include 100% of all materials and labor will be provided by installer.
- d. Submit to DCWC one (1) blueprint 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.
- e. Once waterline construction for the current phase of the Development is complete, before any water service begins, DCWC will conduct a final inspection. The Developer must correct any deficiencies before DCWC will approve the waterline construction. After DCWC approval, all waterlines will be conveyed to DCWC. A warranty period of two (2) years to include 100% of all materials and labor will be provided by the installer.

VI. DCWC Provision of Water Service

- a. Each unit must purchase a membership for each lot before DCWC will install the meter.
- b. When a particular unit is ready for water service, DCWC will install the individual water meter and MiNet Antenna for the unit. The cost of the meter must be paid prior to installation and includes the meter, the antenna, and labor required to install the meter.

- c. Once all conditions are met as described in these policies, DCWC will maintain water service to each unit subject to applicable maintenance provisions above and DCWC terms and conditions of membership.