
51 EAST WATER, INC.

POLICY STATEMENT

DEVELOPER REQUIREMENTS

Adopted October 1, 2020

The Corporation defines a Developer as a person or persons, company or other entity that divides a property into four or more parcels, or wishes to install four or more meters, or wishes to install a single meter that will serve a multi-family (two or more) dwelling.

The Developer seeking water service will submit a drawing of the development. The drawing shall include the following information: legal description of the property/development, proposed development access, maximum number of lots, lot sizes and lot dimensions, and anticipated lot use.

The Manager will review the drawing and forward it to the Corporation engineer to conduct a hydraulic analysis of the development. The Corporation engineer will establish the fee for performing this analysis. This fee must be paid to the Corporation prior to the engineering analysis and is non-refundable.

The review and analysis will determine how the Corporation will serve the development (provided such service is both legal and feasible under state and federal law) and what, if any, improvements will be necessary to provide service. When the Corporation engineer determines how the development can be served, the proposed development will be presented to the Board for approval subject to any additional requirements specified by the Board or Manager.

After Board approval, the Developer may proceed with the development by having an Oklahoma professional engineer (licensed in Oklahoma) prepare waterline plans (including other equipment such as valves, vaults, pump stations, etc.), specifications and the DEQ Permit Application and Engineer Report for submission to DEQ. Prior to submission, the Manager and Corporation engineer must review and approve the final drawings, plans, design, and specifications. The plans, specifications, design, and construction for the new water lines and any other required improvements will conform to any and all requirements of the Manager or Corporation engineer, and shall follow the guidelines set forth in the Corporations "Standards and Specifications for Design and Construction" as revised.

After approval by the Manager and Corporation engineer, the Developer will remit the DEQ permit fee to the Corporation along with four (4) sets of plans, DEQ Permit Application and Engineer Report. The Corporation will sign the application and submit to DEQ. All shipping materials and postage shall be provided by the Developer.

51 EAST WATER, INC.

POLICY STATEMENT

All necessary and reasonably convenient Rights-Of-Way, Easements, Permits, etc must be obtained by the Developer at no cost to the Corporation. All Rights-of-Way, Easements, and Permits shall be placed/recorded in the name of the Corporation, as the Corporation shall require or direct. Waterlines shall parallel roadways, Rights-of-Way, and Easements in all developments, including all off-site (beyond the perimeter of the development) areas. All waterlines shall be looped in accordance with DEQ regulations or as instructed by the Corporation Engineer or Manager. Where waterlines follow roadways or Rights-of-Way or easements along section lines, no waterlines will be constructed in the statutory Right-Of-Way, but rather shall be immediately adjacent to said statutory Right-Of-Way. Private easements will be required for those waterlines adjacent to statutory Rights-of-Way which shall be recorded in the name of the Corporation as grantee and shall contain specifications, descriptions, terms and conditions acceptable to the Corporation. All Easements are subject to the prior approval of the Corporation.

Once the plans have been approved by DEQ, a pre-construction meeting will be held between the Developer, the Manager and the Corporation engineer. The Developer must provide a minimum of three (3) sets of the anticipated materials submittals for the project. These submittals will be reviewed by the Manager to determine if they meet the Corporation's specifications and design criteria and can be used on the project. The Developer will be responsible for purchasing all materials, goods, and equipment for the waterline improvements to supply water service to the Development (both on-site and off-site as required by the Corporation).

No construction shall begin until DEQ approval has been granted.

The Developer will pay a fee for administrative and inspection costs as outlined on the Corporations schedule of fees. The entire fee must be paid prior to start of construction.

The Developer will be responsible for Bac-T sampling, pressure testing and any other tests required by the Corporation on the new waterlines and other associated fixtures/equipment/improvements. All sampling and testing will be done with the Corporation inspector present.

Adequate proof of insurance coverage must be provided to the Corporation prior to the start of construction. This insurance includes statutory workers compensation, casualty, general liability, products/completed operations. The Corporation shall be specified as an additional named insured on all such policies of insurance with no restrictions on such right as an additional named insured.

Upon completion of the project, the Developer will furnish the Corporation with the following items: two (2) sets of "As-Built" plans; an affidavit stating that all bills and/or liens in connection with the waterline installation have been paid; a signed Assignment and Bill of Sale transferring ownership of the waterline (including all fixtures, equipment, and

51 EAST WATER, INC.

POLICY STATEMENT

improvements) to the Corporation; a one (1) year maintenance bond and warranty for the waterline, fixtures, and equipment; and proof of manufacturer warranties for all manufactured goods, fixtures, equipment, and improvements (naming the Corporation as the assignee of any and all rights under said warranties).

All plans and drawings will also include .pdf copies of the printed plans and drawings, and digital files in geolocated .kmz/.kml format.

The maintenance bond and warranty will begin after final inspection has been made by the Corporation and the maintenance bond shall be in an amount sufficient to cover the complete construction of the waterline and its associated fixtures, equipment, and improvements.

Once installed and accepted, these waterlines, fixtures, equipment and improvements shall become part of the Corporation's water system and will be owned, maintained and operated by the Corporation.