

RURAL WATER DISTRICT NO. 2 WASHINGTON COUNTY, OK

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DEVELOPER REQUIREMENTS FOR NEW SERVICE May 2021

When a developer wants to develop land with WC #2 territory the following rules apply:

1. Main Extensions –
Main extensions are in two categories:
 - A) Main extension to provide service inside the proposed subdivision.
This is the Developers responsibility, not subject to refund.
 - B) Main extension to get water to development.
The Developer is required to pay for this extension; cost of extension is subject to refund based on Item 2.

2. Refund of main extension cost, Item 1B.
 - A) In the event another Developer wants to tie onto a main the Original Developer paid for, Original Developer has right of first refusal of additional capacity on the extension. If Original Developer wants to commit to surplus capacity, payment to District for capacity would begin at that time.
 - B) If additional development uses any part of main extension to a development paid for by another Developer, the new Developer must pay an equal share of the total Main Extension based on a per lot basis. This payment will be refunded back to the Developer(s) that previously paid for the main extension.

For Example:

$$\text{New Developer Payment} = \frac{\text{New Developer Lots}}{\text{Total Developer Lots}} \times \text{Original Developer Cost}$$

$$\text{Refund} = \frac{\text{Developer Lots}}{\text{Previous Total Developer Lots}} \times \text{New Developer Payment}$$

- C) The refund(s) intended in B are second to any monies invested by the District. In the event the district invests monies either as a part of the cost of the line to the development or as an upgrade to the line to the development, payments by any future developer will go first to the district to repay the District's investment and second to be applied as described in item B. The intent is to still have each developer have an equal cost per lot in the main extension to their developments.
3. Refund period will be limited to 5 years.
Start Date is when Water is available in the subdivision.
End Date is 5 years on the calendar from the Start Date.

4. Individual homes connecting to main extension installed by Developer will not be subject to refund. An Individual becomes a developer when their property is split and for sale to other than family members.
5. All main extension cost must be paid in advance of construction.
6. Developer is required to pay all cost to get water to and distributed in development including but not limited to:
 - A) System meter or new purchase meter if necessary.
 - B) DEQ Permit including hydraulic analysis and engineering report.
 - C) Easements.
 - D) Construction cost and clean up.
7. Once installed, all water lines become part of entire system and will be owned and maintained by the District.
8. Line size requirements.

All lines are to be sized at least one size larger than minimum size required for development. Normal Size to be used 2", 3", 4", 6", 8" & 12"

Board may adjust line size requirement, up or down, based on engineering recommendation.
9. Appendages: Main extensions to the subdivision will be required to have proper valving (minimum, valves at every mile, more if appropriate) and provide fire protection, type of fire hydrants and frequency is dependent on main size, number of customers in area and fire department of first response.
10. All mains will be installed by District's Management personal.
11. It being expressly understood by and between the parties the Water District shall not be obligated to provide water service until each individual applicant for a Benefit Unit has been approved by the Board of Directors in their sole discretion and compliance with laws of the State of Oklahoma, State DEQ, Rules and Regulations and By-Laws of the District.
12. Board reserves the right to change, alter or waive all or portions of this policy with cause.