

# HAMILTON COUNTY ELECTRIC COOPERATIVE ASSOCIATION

## LINE EXTENSION SUBDIVISION DEVELOPMENT SERVICE CLASSIFICATION

### Subdivision Development Classification

The subdivision development classification consists of the extension of service to new residential subdivision developments where 20 or more permanent residential Members will ultimately receive service from the Cooperative. This classification excludes multi-family units and rental units. The Cooperative will perform new construction and/or system improvements to extend service to a residential subdivision under the following conditions:

- (1) The developer shall make application to the Cooperative requesting the extension of service.
- (2) The developer shall provide to the Cooperative a recorded plat of the subdivision or development showing all boundaries, lots, dedicated streets and alleys, utility accesses, easements, covenants, restrictions, estimated number and type of potential Members, future development potential and any other pertinent information that may be required by the Cooperative. The size of each residential lot shall not exceed ½ (one-half) acre, and there must be at least 20 lots to be considered a subdivision. Subdivisions with lot sizes that exceed ½ (one-half) acre and not more than 5 (five) acres may be approved by Management if, in addition to meeting all other requirements listed in this document, the additional requirements below are also met:
  - (a) Roads throughout the development must be paved with asphalt (black top). Caliche and/or any rock material that is subject to wash will not be accepted.
  - (b) The development must be platted with the county and/or counties where the development is located.
  - (c) If city, municipal and/or community water is available, it must be installed throughout the development giving each individual property owner availability to water. Septic and sewer systems must be installed in accordance with county requirements.
  - (d) If Management grants approval for the subdivision designation, the partial pro rata refund per lot described in item (7) below will not be granted to the developer. The potential refund/waiver will instead fall under HCEC's Line Extension Policy regarding single family residential dwellings within the development.

- (3) The developer shall provide dedicated easements satisfactory to the Cooperative along streets and/or roads within the development.
- (4) The Cooperative will conduct an initial study to determine the necessary construction and/or system upgrades needed to serve the subdivision, including phase of lines.
- (5) The Cooperative shall determine the most feasible routing of all distribution lines within the subdivision development consistent with the Cooperative's operating and maintenance practices and procedures.
- (6) The Cooperative shall not provide "back lot" type service within the subdivision. All the Cooperative's facilities shall be readily and easily accessible from roads and streets within the subdivision.
- (7) A developer may be required to pay, in advance, a construction charge for line construction and/or system improvements, excluding meters and services. The developer may receive a partial pro rata refund of the original construction charge, not to exceed \$1,500.00 per lot, for each permanent residential Member within the subdivision who requests and receives service from the Cooperative within five (5) years of the completion date of the facilities constructed by the Cooperative to serve the residential subdivision development.

Additionally, the developer shall not receive a cumulative pro rata refund which exceeds the total construction charge paid by the developer, nor shall the developer receive individual pro rata refunds which exceed the average cost per lot, not to exceed \$1,500.00, calculated by dividing the construction charge paid by the developer by the number of lots in the development.

The reimbursement shall not be applicable for extensions of service to any type of customer classification other than permanent residential dwellings, and shall not be applicable for extensions of service after five (5) years from the date the construction charge is received from the developer for the Cooperative to serve the residential subdivision development.