

DENTON MUNICIPAL ELECTRIC

Typical Residential Development Comments

Electric Service Standards

The electric utility installation shall be per the DME Electric Service Standards. The Electric Service Standards are available on-line at www.dmepower.com.

National Electrical Safety Code

The developer is responsible for maintaining the level of care set forth by the latest version of the State of Texas and the City of Denton adopted National Electrical Safety Code (NESC) for existing and planned electric infrastructure in all developments.

Typical Easement Requirements

The City of Denton Ordinance #2004-125 formally adopted the National Electrical Safety Code and requires a minimum electric transmission line clearance from all real property located near electric transmission lines. Clearance is more specifically defined as being a minimum of thirty (30) feet from either side of the centerline of the particular transmission pole(s) for a total overall minimum width of 60 feet. Compliance with the clearance criteria in the NESC may require greater clearance widths in some instances. Clearances for non-transmission voltage lines shall also be maintained in accordance with the NESC. For purposes of this ordinance, the word "transmission" shall be defined as any line operating at a nominal line-to-line voltage equal to or greater than 60,000 Volts.

Unobstructed and adequate space shall be provided for all clearance areas required by this ordinance that will allow ingress and egress for utility-related personnel and equipment to perform operations, maintenance, and replacement of electrical supply and communication lines. Such clearance provision shall be included in the design and construction when property is developed or altered. Clearance areas shall be recorded by the property developer or the record owner on subdivision plats; or shall be evidenced by written instrument, duly recorded, in the Public Records of Denton County, Texas.

Texas Department of Transportation road rights-of-ways shall have twenty feet of easement parallel and adjacent to the road rights-of-way per Denton Development Code 35.21.4. City of Denton streets, where DME is installing underground electric facilities, shall have eight feet of easement parallel and adjacent to the road rights-of-way. City of Denton streets, where DME is installing or has existing overhead electric facilities, shall have sixteen feet of easement parallel and adjacent to the road rights-of-way. DME may require additional easements for the safe, reliable, and efficient installation of electric utilities. These additional easements will be determined after the developer provides the final layout of the proposed development. The property owner shall be responsible for maintaining all existing electric and public utility easements on the property.

Final Plat Notice – to be stamped on ALL Final Plats

IMPORTANT NOTICE:

THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE “CODE”). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 30 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES, THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

Typical Residential Development Requirements

Customer shall be responsible for:

- a. Providing Electric Engineering staff an AutoCAD DWG file or DXF file of the site plan to prepare construction drawings.
- b. Providing all surveying requiring for electric utility design and construction.
- c. Before the installation of underground distribution facilities, the Customer shall complete rough site grading, establish final grade along the conductor route, clearly mark or, if required by DME, expose to view any underground installation including gas lines, water lines, wastewater lines, communication lines, etc., and clear the proposed electric route area of all obstructions. Following the electric installation, no change shall be made in the grade along the conductor route without notifying and receiving written consent from DME.
- d. Preparing sites for pad-mounted electric utility equipment such as cutting or filling the site to final grade where the pad-mounted equipment will be placed. Transformers shall not be located in drainage swales.
- e. Coordinating with DME construction crews to allow for timely installation of the electric conduit before paving, landscaping, or installation of other conflicting utilities. In the event it become necessary for DME to change from a trench to a bore in-order for electric conduit to be installed so it will be clear of other utilities or from customer added paving or landscaping, then the customer shall be responsible for all additional bore installation costs incurred by DME.
- f. Disposing of material left over from excavation required for electric infrastructure installation.
- g. Stabilizing DME trenches that cross all paved areas. Where city streets are involved, all trenches within the street rights-of-ways under existing or proposed pavement are to be compacted to 95% density in accordance with the North Central Texas Council of Government (NCTCOG) specification 6.2.9. Backfilling and compaction of trenches shall be done in 6" lifts, if concrete is not used. Compaction test and density reports from a creditable geotechnical engineering firm of trenches filled in 6 inch lifts shall be provided to the City of Denton Engineering Department. The backfilling of trenches with one-sack concrete is an alternate method that may be used to obtain the 95% density for trench backfill. DME will fill ditches with concrete if the developer makes arrangements to pay for the one-sack concrete prior to construction.
- h. Calling Dig TESS prior to digging: 1-800-344-8377.
- i. Obtaining an electric permit from building inspection.
- j. Paying 100% of the estimated cost of street lighting facilities in advance of construction.
- k. Obtaining an account with customer service for payment.
- l. Paying for relocation of any existing electric utility facilities created by the development.

Denton Municipal Electric shall be responsible for:

- a. Preparing electric utility construction drawings for development based upon the customer provided AutoCAD site layout.
- b. Installing all primary and secondary cable and conduits.
- c. Terminating primary and secondary cables.
- d. Installing transformers and service pedestals.
- e. Installing electric meter into the customer or builder provided DME approved meter socket.

Requirements for Electric Service to the Residential Property

Customer shall be responsible for:

- a. Locating the electric service on the same side of the house as the Denton Municipal Electric service point.
- b. Locating the electric meter socket within twenty feet of the front of the house.
- c. Maintaining unobstructed access to the meter socket for operation, maintenance and meter reading.
- d. Notifying Denton Municipal Electric prior to pouring any concrete that may conflict with the electrical service route and allowing a reasonable length of time for DME to install a sleeve before the concrete is poured. Alternatively, the contractor may elect to provide and install a sleeve (or conduit) in the desired location with Denton Municipal Electric agreeing to the sleeve and inspecting the installation.
- e. Paying the additional cost for electrical services that do not comply with the above Electric Service Standards and for any work required by DME to correct the electric service.
- f. Providing and installing a DME approved meter socket.

Denton Municipal Electric shall be responsible for:

Installing secondary / service conduits and/or cables from the DME service point to the electric meter socket.

Street Lighting

The developer will be required to pay 100% of the estimated cost of the street lighting facilities in advance of construction. DME will prepare an estimate for the street lighting cost when preparing the electric utility design for the development. For budget purposes, use an average of \$2,100 per light. To meet City of Denton requirements, typical light placement shall be at all intersections, in each cul-de-sac, and along all public streets at intervals of not more than three hundred feet.

Additional Inquiries

All site specific, development specific or atypical electrical inquiries shall be directed to the DME Engineering Department at (940) 349-7119.