

Wake Electric Membership Cooperative's Requirements for Land Developers and Builders

Notification: Below is an excerpt from the *Wake Electric Line Extension Plan*, available on our website at www.wemc.com, which provides a quick reference to builders or land developers for construction standards and expectations for electric service. This is NOT the complete Line Extension policy. All members, developers and builders are subject to the governance of the full document and it is highly recommended that the entire plan is reviewed to gain a complete understanding of the line extension policies of Wake Electric.

It is also very important for the builder and land developer to become familiar with the service construction standards and specifications listed on our website. If they are not followed there will be a delay in service until requirements are met.

Wake Electric Line Extension Plan excerpt:

3. General Requirements by Developer In advance of any design work by Wake EMC, the developer of a *Real Estate Development* shall be responsible for providing to Wake EMC an estimate of electrical loads within the development and a surveyor's recorded plat plan with premise addresses for each lot in a timely manner. In the case of a mobile home park or multi-family project, the plot plan shall indicate the location of each structure within the development. The developer recognizes and acknowledges that Wake EMC will rely upon such information in sizing and installing the facilities necessary to serve the development.

In order to ensure a timely installation of Wake EMC facilities in a new development, Wake EMC will require the developer to provide a project schedule to the designing engineer that clearly describes a timeline and an expectation of when Wake EMC facilities can be installed. Wake EMC relies on a contract crew to install said facilities and crew schedules have very little room for margin. If the development schedule changes for any reason then it is the sole responsibility of the developer to notify Wake EMC designers. Wake EMC will do its best to accommodate a change in schedule but cannot guarantee immediate crew availability.

Road crossings- In order to avoid any damages to installed infrastructure Wake EMC will require the developer to install all road or pavement crossing conduit as designed by Wake EMC. Wake EMC will provide and deliver the necessary conduit, a map of crossing locations, and depth requirements for the crossings to the developer for them to install. If the crossings are not installed to Wake EMC standards then Wake EMC will bore the crossings and pass the full cost on to the developer.

All conditions of service must also be met as listed in ***Wake Electric Membership Corporation Service Rules and Regulations, section 200***

**Note: When Wake EMC existing facilities within a Real Estate Development must be rearranged and/or abandoned due to any current or future actions of the original owner or developer, or any subsequent owner(s) or developer(s) within the development, the party requesting the changes shall pay: 1) the Construction Cost of relocating the facilities, plus 2) the installed cost plus removal cost less salvage value for any facilities removed or abandoned.*

New Construction Rates:

*Credits only apply to New Construction and the proposed meter must use a minimum of 500 kWh per month. No electric fences, well pumps, barns, etc. shall receive a revenue credit if projected monthly usage is less than 500 kWh. These rates are only for *New Construction*. See **Wake Electric Membership Corporation Service Rules and Regulations, Appendix 2 for additional schedule of charges.**

Description	Rate
*OH Primary Extension	Full cost minus Revenue Credit for qualifying meter
*OH secondary service only	Free with one lift-pole. Installation will be charged for each additional lift-pole.
*Overhead Three-Phase Primary Line Extensions	Full cost minus Revenue Credit for qualifying meter
*UG Service Cable up to 150'. This is only for New Construction and includes secondary riser.	\$175.00
*UG Service Cable, Excess Footage	See Wake EMC Schedule of Charges
*UG Primary Extensions	Full cost minus Revenue Credit for qualifying meter
*UG Subdivision Primary Cable	No cost up to maximum investment limit of \$2,000 per lot. Any additional cost will be billed to the developer.
*UG Three-Phase Line Extension	Full cost minus Revenue Credit for qualifying meter
Set Up Charge UG Security/Street Light	\$50.00 per trip
UG Service Splice, up to 25'. After 25' full cost for trenching and cable.	\$350.00
UG Subdivision Lighting cable, beyond 5' to transformer or secondary Junction box	Full <i>Construction Cost</i>

