



Memphis Light, Gas and Water Residential Development Guide

Memphis Light, Gas and Water (MLGW) is the nation's largest three-service municipal utility, serving more than 422,000 electric customers, 315,000 natural gas customers and 253,000 water customers. Since 1939, MLGW has met the utility needs of Memphis and Shelby County residents by delivering reliable and affordable electricity, natural gas and water service.

Below is a step-by-step guide to assist developers in obtaining utility service for future residential developments within Memphis and Shelby County.

By following these simple steps, MLGW makes it easy for you to request electric, gas and water utilities for your new development.

1. MLGW highly recommends that each developer meets with a member of MLGW's Residential Engineering team as early as possible for each new planned development.

This meeting will help determine the availability of utilities for the development. Electric primary, gas mains and/or water main extensions/improvements, along with electric, gas and water utilities required inside the proposed development can be expensive and should be considered in the planning stages of each development. MLGW suggests that this step be completed even before discussions and/or plan submittals are initiated with each respective municipal or county planning department.

Important note: MLGW's Residential Engineering area only creates designs for the main backbone utilities into the subdivision (gas and water mains, transformers, handholes, etc.). Once this design has been installed, the building contractor or owner will need to call MLGW's Builder Services line at (901) 729-8630 (option 2) to request actual electric, gas and water service (service to the house plus the meter) to each individual house being constructed.



2. Complete and return an MLGW Application for Utility Services form.

This application describes the utility needs for each development and provides a projected need date for utility service. Please review the entire application and follow the plan submittal requirements found on page four (4). ***All new residential developments must turn in a signed application before design of utility services can begin.*** A copy of this application can be found on our Web site at www.mlgw.com.

3. Verify with MLGW that street name and address assignments have been approved.

MLGW is responsible for assigning all addresses (street names and numbers) to all properties in Shelby County. No numbered street addresses should be requested until final layouts and actual street names have been approved by all involved agencies.

4. Obtain a utility design estimate from MLGW's Residential

Engineering Department.

Once development plans and a signed application have been received, MLGW's Residential Engineering department will provide a cost quote for utility services. Designs for each development usually take about 36 days to complete, barring any changes in plans, address assignment delays, etc. MLGW will not begin construction until the developer has paid for the entire cost of the estimated designs. If a contractor's option is available and is chosen for water facility installation, the developer's contractor must not begin construction until the contractor option costs are paid to MLGW and the job site is considered ready for construction per MLGW's Field Inspectors (see #6).

5. Grant proper utility easements.

Easements will be required along the front, side and rear property lines ranging from 5'-19' depending on road width and right-of-way (ROW) requirements for most



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developments. In addition, MLGW's ROW department requires at least 5' side property line easements for other electric, gas and water utilities needed for the development. All easements and ROW must be granted before any utility service can be installed.

6. Prepare planned development for Job Site Ready conditions.

Each development will be inspected on a routine basis by MLGW Field Inspectors to monitor site conditions of each new development. Once the Field Inspector verifies that the development is ready for utility construction and the design cost has been paid, the utility design will be released to construction. Until this time, developers may choose to install the utility street crossings for electric facilities. MLGW must be made aware of this decision before any street crossings are installed.

Important Information/Contact Numbers

MLGW Residential Engineering

- Office Phone: (901) 729-8675
- Office Fax:..... (901) 729-8674
- e-mail:mlgwreseng@mlgw.org
- Mailing Address:
MLGW Residential Engineering department
P.O. Box 430
Memphis, TN 38101-0430

MLGW does not guarantee service availability. Each developer is responsible for all utility costs necessary to provide adequate electric and gas service and the required fire flow for water (see below) to each development.

Additional charges may apply if:

- Redesigns are required
- Street crossings are not correctly installed by the developer
- Grade changes have occurred after the installation of MLGW utilities

Details of various aspects of utility service can be found in MLGW's Electric, Gas and Water Service Policy Manuals. An updated copy of these manuals can be found on our company Web site at www.mlgw.com.

SPECIFIC INFORMATION FOR ALL WATER DESIGNS

Fire Department Fire Flow Rate Requirements

- One and Two Family Dwellings less than 3,600 sq. ft. and $\geq 10'$ apart require a minimum fire flow rate of 2,000 gpm.
- One and Two Family Dwellings over 3,600 sq. ft. or less than 3,600 sq. ft. and $< 10'$ apart require a minimum fire flow rate of 3,000 gpm.
- Water Engineering needs to be contacted at (901) 528-4720 in order to obtain fire flow information. If main extensions and/or increases in existing main sizes are needed to supply the proposed subdivision and meet the minimum fire flow requirements, the developer will be responsible for the cost of these improvements.

TDEC Requirements

All water designs have to be submitted to and approved by the Tennessee Department of Environment and Conservation (TDEC) before water construction can begin. This process could take up to 45 days after completion of final design. Approval must be received from TDEC before any water facility construction begins.

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