
UTILITY COMMITMENT LETTER

RE: RIVERBEND CROSSING SUBDIVISION
FROM: CODY CLARK, GENERAL FOREMAN
SUBJECT: UTILITY COMMITMENT LETTER FOR RIVERBEND RESIDENTIAL
DATE: 09/14/2020
CC: DAN BLANKENSHIP; CODY CLARK; TRACY TILLMAN; RANDAL BURROWS; RUTH FOX; KRISTY MARTINEZ; JORDAN OTT; MELANIE ESTRADA

Please be advised this document is to serve as the Utility Commitment Letter for the the development known as Riverbend in Fountain, CO 80817.

As this subdivision is located within the City of Fountain certificated electric service territory, all rules and regulations will apply. Please note that the developer will be responsible for all costs associated with the extension of service to your development to include procurement of additional easements, off site upgrades, electric installation and materials.

Upon reviewing the materials submitted the City of Fountain Electric Department noted that the substation site to serve your area will be located on 1.1 acres on the southeast corner of the development.

The contour at the substation site will require amendments to accommodate our infrastructure and ensure water run-off and erosion does not become an issue. As such, additional grading may be required to accommodate switching gear and infrastructure required that will be completed at the developers expense. The planned 70' transmission easement that will provide power to this substation on the south of the proposed plat was not noted on the maps provided. Please be advised that this easement must be identified in future drawings. In addition, the developer will be responsible for a portion of the cost of the load on the 10 MVA transformer that will serve this project. The substation build will take place in 2023.

The electric design for your project will be completed once phasing for your project has been determined. At that time we will have additional comments for the Site Development Plans as the project progresses. Also keep in mind; some materials have long lead times, up to 12 weeks, planning will be essential to ensure any deadlines the developer would like to maintain. It should also be noted that should we encounter more than 12" of Frost or Rock during the excavation process for this project, the City of Fountain will notify the developer and additional boring and material costs will be negotiated if required. Electric must be installed prior to gas, phone, or cable, all easements must be within 6" of final grade, and all the survey stakes must be in place and clearly identified transformer location and easements before our crews commence construction.

As a reminder, this will be an underground front lot design and therefore the electric service must be the first dry utility installed after all wet utilities. In addition, service for your project must be installed with a redundant loop feed for reliability purposes; as such, phasing of your project and coordination of the installation of electric service for your development will be paramount if you have deadlines you wish to meet. Meter pedestals will be located at the property lines in the front lot and the developer will be responsible for the cost of installing the secondary service to the house. In addition, the developer will be responsible for all off-site improvements and pay connection load to the substation. We show that the front lot lines reflect a 5' easement. Please be advised that the electric utility will require a 5' easement that is not included with any other utilities (i.e. gas, water or sewer). We will also require an easement on the south side of the development to support the distribution feed to the project for three phase lift station – meaning that the proposed 5' easement is not sufficient for this purpose. This easement will need to be a minimum of 10' along the front lots on the south side of the project ending at the west corner.

Also keep in mind this will also include the installation of roadway lighting within the development that will be required. This lighting will be installed at the developer's expense by the City of Fountain Electric Department.

As the construction for your project progresses we would like to be kept informed to ensure that any existing infrastructure will not be affected. Please note that if it is necessary to relocate our infrastructure to accommodate your project it will be necessary for developer to cover the costs of the relocations accordingly.

All costs for any upgrades must be paid prior to installation or relocation of our infrastructure if necessary. In addition, coordination of this project will be paramount as we have several large projects already in progress and planned as well.

If you would like to coordinate a meet at the project location, please contact our Distribution System Designer, Tracy Tillman, at 719-322-2092.

For any further questions or concerns please contact Cody Clark, Electric General Foreman at 322-2063.

Utility Commitment Response
20-011A



September 14, 2020

Avatar Fountain LP
15954 Jackson Ck Pkwy B281
Monument, CO 80132
Attn: Al Watson

RE: Riverbend Crossing Subdivision

To Whom It May Concern:

The City of Fountain completed a distribution study through an impartial outside agency to ensure current and future developments have access to appropriate and reliable power sources. This study revealed that a substation will be required to facilitate your development to meet your needs.

As such, the Fountain Electric Department is respectfully requesting 1.1 Acres of land to construct and operate the proposed Riverbend Electric Substation. This will include constructing overhead to underground transition structures and a transmission line that is necessary to connect the proposed substation with the existing 115kV overhead transmission line from the south side of Fountain Creek. This letter describes the proposed project and provides planned details regarding the project purpose and need, summarizes the process used to identify the proposed site, and describes the planned site design and construction.

The Fountain Electric Department will be seeking a qualified firm that will complete an Engineering, Procurement and Construction (EPC) Contract to complete this project for the City of Fountain. To meet the current and future demand for electric service to customers in the City of Fountain in a manner that is safe, reliable and economical, Fountain Electric is proposing to construct, operate and maintain the proposed Riverbend Electric Substation on 1.1 acre parcel located at the southeastern corner of the development. The current proposed project area is slated for residential use.

The City of Fountain Electric Department is proposing a unique site design for the proposed project that incorporates feasible use of landscaping, berming or an architectural wall to ensure the substation is complementary to surrounding land uses, as well as the security of the substation for the safety of the public. Included within the perimeter will be electrical equipment including transformers, circuit breakers, protective equipment and space for parking service vehicles and mobile substation equipment if required for system repairs or support during outages. The proposed landscape plan will meet the development standards as required by the City of Fountain, while balancing the Electric Department's need to comply with industry standards and requirements for electric substations. The substation equipment (with the exception of static masts and wires that protect the substation from lightning strikes) will be between 13 and 25 feet in height. The static masts are approximately 50 feet tall. The height of these static masts are mandated by the National Electric Safety Code (NESC) and Fountain design standards to protect the substation equipment from lightning strikes.

Two access drives and gates will allow ingress and egress into the substation. Both gates will be locked and only authorized City personnel will be allowed to enter. Once this substation is in service, the substation will operate 24 hours a day, 365 days per year, and will be unmanned (except for occasional visits by City of Fountain employees) and remotely monitored from a City electric system operations center. City employees will patrol the substation periodically to detect worn or damaged equipment and to perform maintenance.

The proposed Riverbend Substation will meet the City of Fountain's goals of maintaining reliability of its electric system consistent with the conclusions set forth in the Electric Strategic Plan. The proposed Riverbend Substation will be designed to reliably serve present and future residential and commercial electrical demands within the electric service territory, as well as to provide flexibility to serve those existing and peak loads with voltage that is compliant with applicable utility engineering standards.

Emergency lighting will be installed within the perimeter of the substation. This lighting will only be activated in the event of an outage or other repair-related event at the substation during nighttime hours. The lighting will be mounted at a height of 15 feet on the static masts and will be directed downward to equipment. The lights will only be turned on when City personnel are at the site performing maintenance and the lights will be turned off after repairs are made.

Exterior lighting will consist of security lighting at the access gates and man-doors of the substation, as well as along the exterior perimeter of the wall. The lights will be directed downward and will be motion sensor activated. Design and construction phasing associated with the proposed substation will likely begin in 2021 with the goal of having the substation online and operational by the end of 2022.

We look forward to continuing serving your needs. If you have any questions or concerns regarding this matter please contact me at 322-2092.

Sincerely,



Cody Clark
Electric General Foreman
City of Fountain
719-322-2092
Fax 719-391-0463
cody@fountaincolorado.org
:hs