

Section 23 – Utilities

(orig. 7-12-05)

A. Standards

1. Utilities

- a. Electric and communication service shall be provided to all lots and tracts. (reloc. 7-12-05)
- b. Street lighting shall be provided at street intersections with any arterial. (reloc. 7-12-05)
- c. Utilities shall be located underground in the plains area. In the mountains area, utilities shall be located underground unless otherwise approved by the serving entity. (reloc. 7-12-05)
- d. All subdivision proposals shall have public utilities and facilities located and constructed to minimize flood damage. (reloc. 7-12-05)

2. Utility Easements

- a. Utility easements in the plains area shall be provided along all lot and tract lines in accordance with the serving entity or applicable authority and the following minimum standards. No blanket utility easements shall be allowed. (reloc. 7-12-05)
- b. A 16-foot easement along rear lot lines, eight (8) feet each on abutting lots. (am. 7-12-05)
- c. A 10-foot easement along rear lot lines on lots adjoining unsubdivided land and nonresidential areas. (reloc. 7-12-05)
- d. A 10-foot easement along side lot lines, five (5) feet each on abutting lots where required. (am. 7-12-05)
- e. A 10-foot easement along side lot lines on lots adjoining unsubdivided land and where required along nonresidential areas and streets/roads. (reloc. 7-12-05)
- f. A 6-foot easement along front lot lines where required. (reloc. 7-12-05)

3. Compaction within Utility Trenches:

- a. Pipe zone bedding 18 inches under and 12 inches over pipe shall require 90 percent S.P.D. or 70 percent relative. (reloc. 7-12-05)
- b. Trench zone above bedding materials, full trench section in street/road or Street R.O.W. limits shall require 95 percent S.P.D. (reloc. 7-12-05)
- c. Trench zone above bedding materials, outside of Street R.O.W., shall require 90 percent S.P.D. (reloc. 7-12-05)

B. Utility Report

1. Preparation

- a. The Utility Report(s) shall be prepared by the developer or his agent. (am. 7-21-05)

2. Content

The Utility Report shall include, but not be limited to the following: (am. 7-12-05; am. 4-4-06)

- a. The availability of and provision for electric, gas, lighting, communication and cable television

services. (reloc. 7-12-05)

- b. The utility requirements, as specified by the Official Development Plan, if applicable. (reloc. 7-12-05)

3. Approval

When such plans are not prepared by the serving utility company, the plans shall be approved by Planning and Zoning prior to the development's approval. (am. 7-12-05; am. 4-4-06)

C. Utility Plan(s)

1. Preparation

- a. Utility Plan(s) shall be prepared by the serving utility company. (am. 7-12-05; am. 4-4-06)
- b. If the Utility Plan(s) is not prepared by the serving utility company, the plan(s) shall be prepared and signed by a professional engineer qualified in the field of civil engineering. (reloc. 7-12-05; am. 4-4-06)

2. Content

If the Utility Plan is not prepared by the serving utility company, it shall include, but not be limited to, the following:

- a. Designs, standards, and specifications for utility appurtenances and installation as proposed by the developer. (reloc. 7-12-05; am. 4-4-06)
- b. The entity/entities that will implement the plan, construct the required improvements, and be responsible for the maintenance of the improvements and appropriate easements. (reloc. 7-12-05)
- c. Bond. In those instances where an acceptable utility company obtains the permit, a Letter of Responsibility may be substituted for the bond. (reloc. 7-12-05; am. 4-4-06)

3. Approval

When such plans are not prepared by the serving utility company, the plans shall be approved by Planning and Zoning prior to the development's approval. (am. 7-12-05; am. 4-4-06)

4. Report and Plan Preparation

- a. The utility report(s) shall be prepared by the developer or his agent. (am. 7-21-05)