

**Chapter 4**  
**Utility Locations and City Utility Easements**

## Chapter 4

### Utility Locations and City Utility Easements

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## Chapter 4

### Utility Locations and City Utility Easements

#### 4.1 Purpose of Standard Locations

**4.1.1 Conflicts.** It is necessary to provide adequate space for utilities in a manner that will minimize conflicts between using the public right-of-way for transportation purposes and utility purposes. When street grades, alignments, or widths are changed, utilities are usually required to relocate. Oftentimes standard locations are inapplicable and unobtainable in street areas where existing utilities are seriously crowded and where it would not be feasible to expect major or dramatic reorientation of the underground. The location criteria must be practical and applicable in new developments, in urban relocation work, and in cases where overhead facilities are being converted into underground structures and plans.

**4.1.2 Relocations.** Utilities are not expected to revise existing facilities as to location or depth solely or primarily for the purpose of creating uniformity. However, when new or relocation work is undertaken, uniformity should be sought. It is acknowledged that the present may be locked in because of the past, but there should be consideration for uniform utility locations for the future.

#### 4.2 Plans Required

**4.2.1 Construction Approval.** Any utility or other facility constructed in City right-of-way shall have construction plans submitted and approved in accordance with requirements in these Design Standards. No construction permit shall be issued for construction of new utilities or extension of existing facilities (except service taps or laterals to individual properties) without prior construction plan approval by the City.

**4.2.2 Conformance.** The applicant's completed facility shall be in conformance with the drawings or sketches referred to above, unless a special variance has been requested and approved by the City.

#### 4.3 Location Requirements

All utilities located within the public right-of-way shall be in accordance with drawings based on width of right-of-way and pavement width. (See Figures 4.1 through 4.6.)

- (1) Utilities already existing in non-standard locations may be replaced in the same location when permitted by the City Engineer.
- (2) Gravity lines shall take preference as to horizontal and vertical alignment over non-gravity systems and pressure systems.
- (3) Consideration will be given to the use of utility easements adjacent to the public right-of-way and to the use of alleys and medians.
- (4) In the event of a conflict, or if a particular utility requires more than one system be installed in the right-of-way, the alternate location may be used when permitted by the City Engineer.

- (5) Utilities shown are primarily for local distribution and collection. Large diameter lines may make it necessary to modify utility locations.
- (6) Storm sewer shall normally be located a minimum of 10' from center line of the Street. Any storm sewer 48 inches or larger in diameter shall be reviewed on a case- by-case basis.
- (7) Street trees placed between the curb and street side of sidewalk must not interfere with underground or overhead utilities.
- (8) Normally street lights will be placed on the same side of the street as the electric utility.
- (9) Street lights shall not be located closer than five (5) feet horizontally to fire hydrants.

#### **4.4 Street Categories**

The City of Huron has developed a list of arterial and major collector streets where approval is required prior to any construction. All utility permits where work will be done in the street pavement or in the right-of-way and would require a lane closure, must be approved by the City Engineer. All proposed permits shall be submitted a minimum of 48 hours prior to construction and be accompanied by a traffic control plan. The street category list shall be maintained and revised as needed by the City Engineer's office.

#### **4.5 City Utility Easements**

Easements for sanitary sewer, storm sewer, drainage, water main, and power shall be obtained when the utilities are to be constructed outside of the typical street right-of-way (ROW) on private property. Sanitary sewer, storm sewer, drainage, and water main easements shall have a minimum width of 20 feet. Additional width may be required by the City Engineer to ensure proper access for City maintenance equipment. When City utilities are to be located adjacent to one another, the minimum separation distance between the utilities shall be 10 feet. Power shall have a minimum easement width of 10 feet.

Easements shall be labeled specifically for the utility in which it is describing; for example:

Sanitary Sewer Easement  
Storm Sewer Easement  
Drainage Easement  
Water Main Easement  
Power Easement

**4.5.1** Easement for Sanitary Sewer, Storm Sewer, Drainage, Water Main, and/or Power. The easement form shall be used where the City utility is to be constructed on private property.

The most current version of the easement form shall be used and obtained from the Office of the City Engineer.

**4.5.2 Construction Easement for Sanitary Sewer, Storm Sewer, Drainage, Water Main, and/or Power.** The easement form shall be used with the appropriate description inserted when a temporary easement is required during construction.

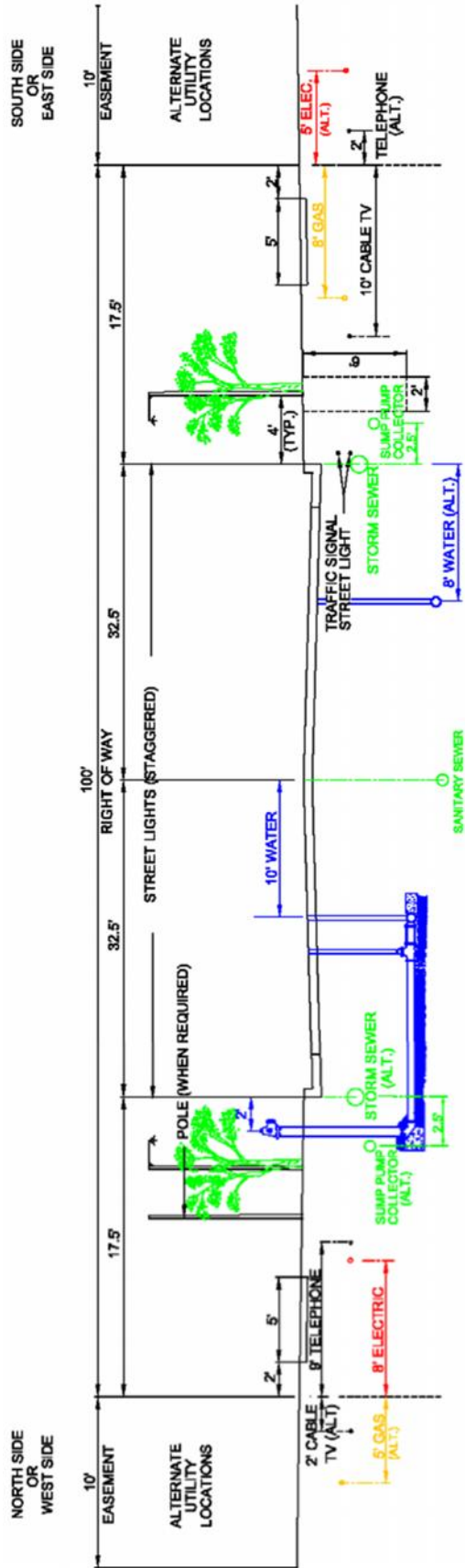


FIGURE 4.1

**100' RIGHT OF WAY**  
NO SCALE

**NOTES:**

- Electric Co. & Telephone Co. have the Option of Placing Main Feeder Lines Under the Sidewalk on the North & West Sides if Preferred.
- Gas Co. has the Option of Placing Main Feeder Lines Under the Sidewalk on the South & East Sides if Preferred.
- All Utilities Shall Maintain a Minimum of 5' of Clearance from Fire Hydrants & Light Poles.
- Utility Co. shall have Approval from the City Engineer's Office Prior to Locating Their Respective Utility Within the Alternate Utility Location or any Location which is not in Compliance with this Standard.
- Light Poles have been Set Back to 4' from Back of Curb to Allow Additional Clearance for the Storm Sewer.

	NORMAL DEPTH OF COVER
STREET LIGHTS	24"
GAS	30"
TELEPHONE	30" - 36"
ELECTRICITY	30" - 42"
STORM SEWER	24" MIN.
SANITARY SEWER	60" MIN.
WATER	72"
CABLE TV	30" - 36"
SUMP PUMP COLLECTOR	48"



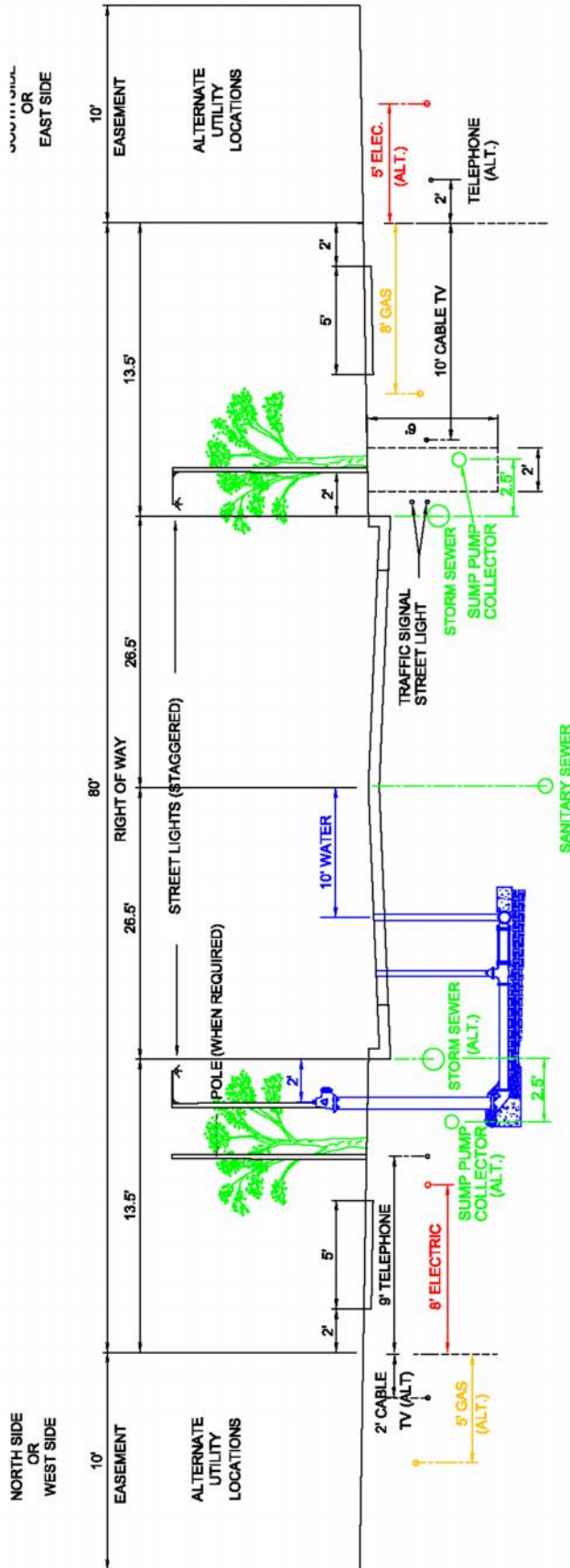


FIGURE 4.2

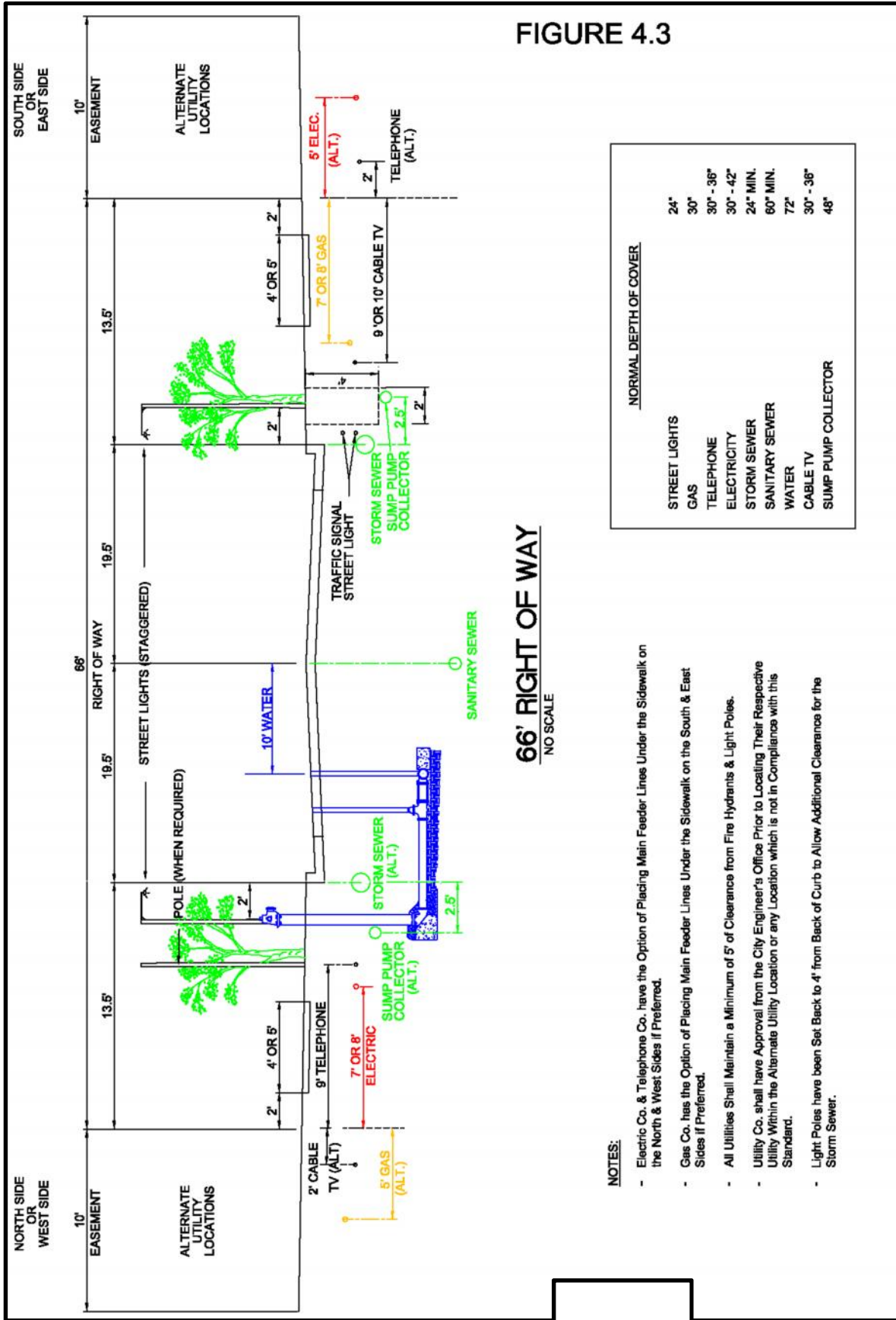
**80' RIGHT OF WAY**  
NO SCALE

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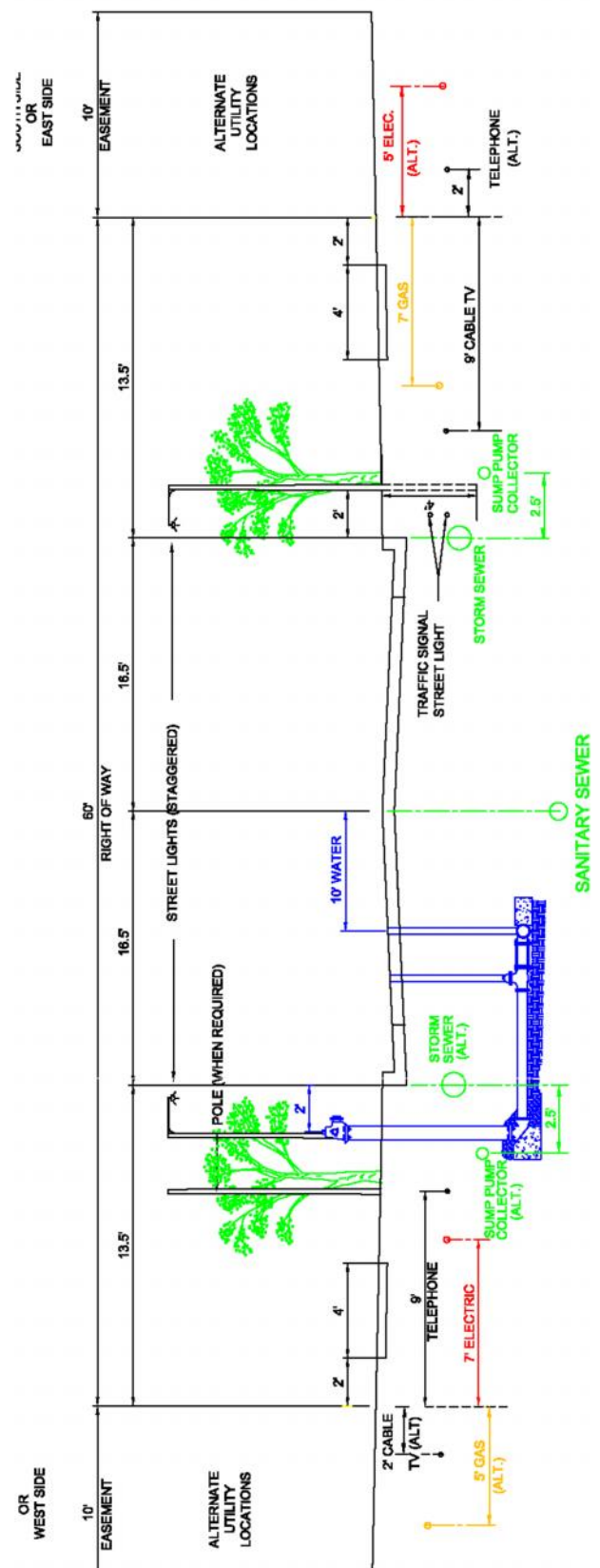




**FIGURE 4.3**

**NOTES:**

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**60' RIGHT OF WAY (33' back to back)**  
NO SCALE

**FIGURE 4.4**

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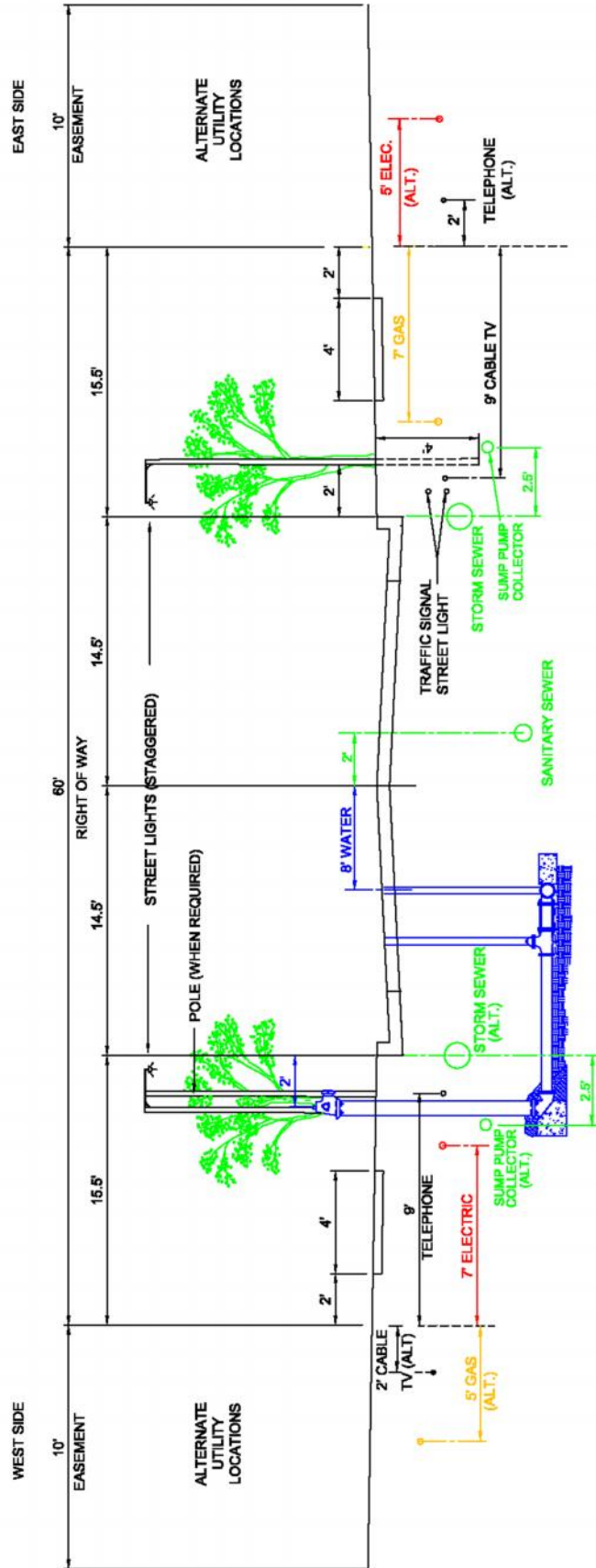


FIGURE 4.5

**60' RIGHT OF WAY (29' back to back)**

NO SCALE

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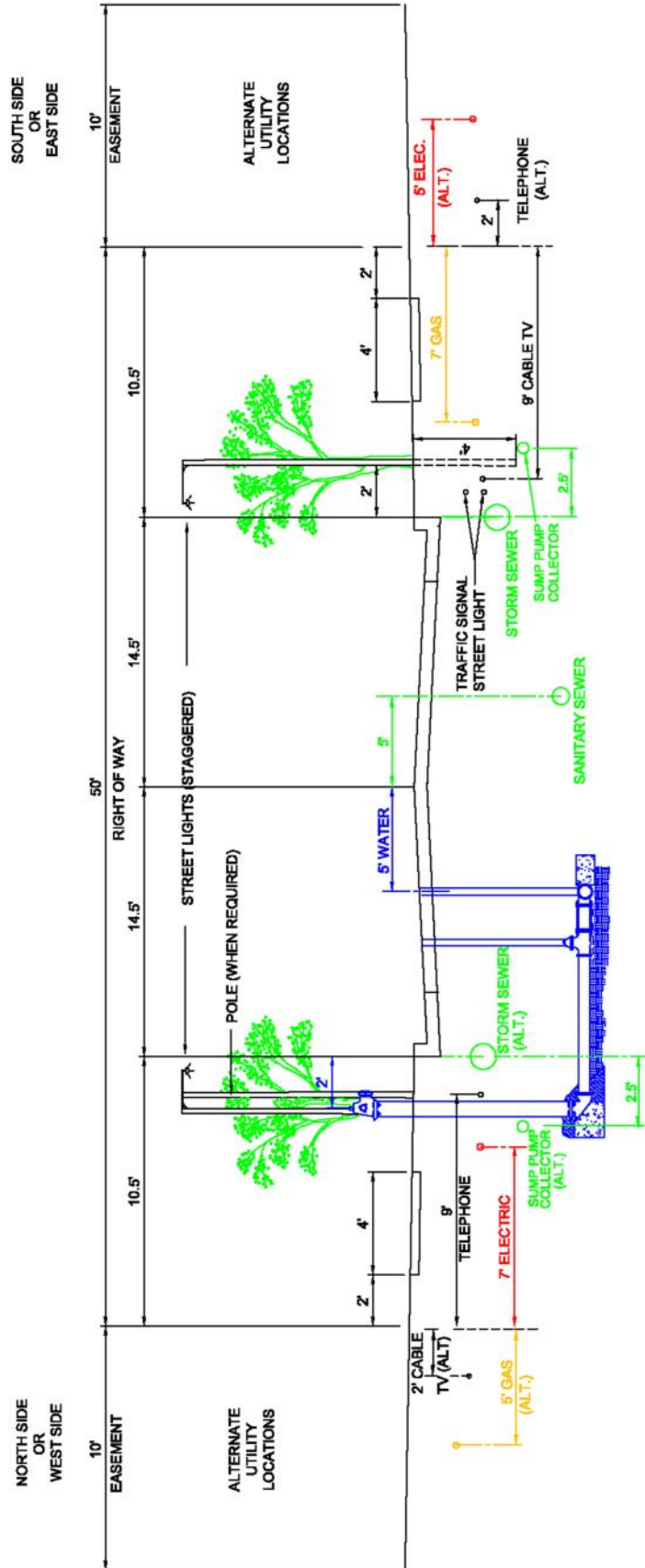


FIGURE 4.6

**50' RIGHT OF WAY**  
NO SCALE

NORMAL DEPTH OF COVER	
STREET LIGHTS	24"
GAS	30"
TELEPHONE	30" - 36"
ELECTRICITY	30" - 42"
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