

CHAPTER 15: GENERAL UTILITY REQUIREMENTS

15.00 Introduction and Goals

15.01 Administration

15.02 Standards

15.03 Requirements For Above Ground Facilities On Rights-Of-Way And Easements

15.04 Standard Attachments (revision in progress)

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CHAPTER 15: GENERAL UTILITY REQUIREMENTS

15.00 INTRODUCTION AND GOALS

The purpose of this chapter is to provide guidance for management for easement and right-of-way within utility corridors throughout the City and the 1-1/2 mile extra territorial jurisdiction. The goal is to provide corridors for the design, construction and maintenance of utilities that are both public and privately owned providing efficient use of the space available and addressing future maintenance needs.

15.01 ADMINISTRATION

Specific technical aspects of all public utilities shall be designed in accordance with the other chapters within this Manual. Spatial locations of private utilities included but not limited to gas, water, electric, telephone, and cable TV shall be designed in accordance with this standard and accepted standards for each utility and in accordance with the regulatory agencies for each utility. For specific license agreements and right-of-way permits requirements, see Chapter 25 of this Manual and Chapter 26 of the City of Peoria Municipal Code.

15.02 STANDARDS

- A. UTILITY:** A utility shall be defined as any storm sewer or sanitary sewer collection system or any gas, electric, water, video, or telecommunication distribution system.
- B. EASEMENTS:** All public and private utilities located within a subdivision or within 50 feet of the subdivision boundary or within 50 feet of an existing arterial street ROW centerline shall be located on the right-of-way or on public permanent utility easement, which have been dedicated to the City. Utility building service lines are not subject to the requirements of this chapter. All easements shall remain free and clear of all obstructions that may prevent maintenance, repair or reconstruction of public utilities. In order to provide reasonable access to rear yard easements, a minimum of a 5 ft. permanent easement may be required along each side yard property line. Easements in residential developments shall be a minimum of 10 ft. less than the building front and rear yard set back. If a commons area (minimum 15 ft. wide) is located along the side or rear yard and easement are located along the side or rear property line, the City may not require side yard easements. The common areas, that are designed as access to rear yard easements, shall have a minimum of two points of access onto a public right-of-way. The table below assumes that the sewer pipes, manholes and conduits are located in the center of the easement. All trenching shall be in conformance with all local, State and Federal requirements. If the sewer pipes and manholes are not located in the center of the easement, additional easements may be required.

Required Minimum Public Easement

Total Conduit or Pipe Sizes	Depth - Measure to the Flow Line of the Pipe			
	< 5'	5' -10'	10.1' - 15'	> 15'
< 12"	10'	15'	25'	35'
13" - 20"	10'	20'	25'	35'
21" - 70"	15'	20'	25'	35'

- C. SANITARY SEWER:** Sanitary sewer mains and manholes shall be located within street rights-of-way or in easements adjacent to the street right-of-way. Sanitary sewer mains and manholes shall not be located in backyard or sideyard easements, unless unique features of the area require it. A minimum of a 10 ft. horizontal spacing shall be provided between the outside edge of sanitary sewer mains and all other parallel utilities (see section 15.02 L.).

CHAPTER 15: GENERAL UTILITY REQUIREMENTS

Vertical clearances shall conform to the requirements located in the Water and Sewer Main Standard Specifications.

- D. STORM SEWER:** Storm sewers and manholes shall be located within street right-of-way or in public easements adjacent to the street right-of-way. The City Engineer may permit public storm sewers to be constructed in side yard easements, which serve rear yard drainage swales. A minimum of a 5 ft. horizontal spacing shall be provided between the outside edge of storm sewer mains and all other parallel utilities (see section 15.02 L.). Vertical clearances shall conform to the requirements located in the Water and Sewer Main Standard Specifications.
- E. WATER MAINS:** Water mains and fire hydrants shall be located in the street right-of-way or in a public easement. Water mains shall conform to the requirements located in the Standard Specifications for Water and Sewer Main Construction in Illinois. Unless no reasonable alternative exists in which case a waiver can be requested from the City Engineer, water valves, tees and crosses shall not be located in or below the pavement, Fire hydrants and valves shall be located at the property lines extended. Valves shall not be located in sidewalks or ADA ramps.
- F. ELECTRIC DISTRIBUTION LINES:** Electric distribution lines including subtransmission lines, transmission lines and transformers shall be located in the street right-of-way or in public easement. Main electrical feeder lines (generally 4KV or 12KV larger capacity lines that serve many customers that exit substations and extend to load centers) may with the permission of the City Engineer be excluded from this requirement. If the utility is not under a sidewalk, a minimum cover of 4 ft. shall be provided in right-of-way; a minimum cover of 30-inches shall be provided under sidewalks or in public utility easements.

Clarification
Needed

Clarification
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All electric lines shall be constructed underground except where the existing electric lines are overhead or where the proposed lines are to be three-phase feeder, subtransmission or transmission. On a case by case basis the City Engineer may approve the extension of these lines if the extension does not exceed two poles or is less than 250 ft. in distance and are to serve an existing or infill development. Poles shall not be located within existing or planned sidewalks of the right-of-way. All locations for both underground and overhead extension shall be approved by the City Engineer.

- G. GAS MAINS:** Gas mains shall be located within street right-of-way or in public easement. If the utility is not under a sidewalk, a minimum cover of 4 ft. shall be provided in right-of-way; a minimum cover of 30-inches shall be provided under sidewalks or in public utility easements. Gas valves, tees and crosses shall not be located in or below the pavement, unless no reasonable alternative exists. Gas valves shall not be in the sidewalks or ADA ramps.
- H. TELEPHONE:** Telephone distribution lines shall be located within street right-of-way or in public easement located adjacent to the right-of-way and may be located in a public easement along the rear property lines. If the utility is not under a sidewalk, a minimum cover of 4 ft. shall be provided in right-of-way; a minimum cover of 30-inches shall be provided under sidewalks or in public utility easements.

All telephone lines shall be constructed underground except where the existing telephone lines are overhead. On a case by case basis the City Engineer may approve the extension of these lines if the extension does not exceed two poles or is less than 250 ft. in distance and are to serve an existing or infill development. Telephone lines in all developments and subdivision shall be constructed underground. All locations for both underground and overhead extension shall be approved by the City Engineer.

- I. CABLE:** Cable lines shall be located within street right-of-way or in public easement located adjacent to the right-of-way and may be located in a public easement along the rear property

CHAPTER 15: GENERAL UTILITY REQUIREMENTS

lines. If the utility is not under a sidewalk, a minimum cover of 4 ft. shall be provided in right-of-way; a minimum cover of 30-inches shall be provided under sidewalks or in public utility easements. Except during construction of the cable, no cable shall remain on the ground within right-of-way or within easements.

All cable lines shall be constructed underground except where the existing telephone or electric lines are overhead. On a case by case basis the City Engineer may approve the extension of these lines if the extension does not exceed two poles or is less than 250 ft. in distance and are to serve an existing or infill development. Cable lines in all developments and subdivision shall be constructed underground. All locations for both underground and overhead extension shall be approved by the City Engineer.

- J. UTILITY INSTALLATION BY BORING:** All utilities installed by direct bury (Boring machines, conduits pushed in place, etc.) shall be required to follow the clearances listed above for storm and sanitary sewers. Minimum clearance, both horizontally and vertically, with all other utilities shall be 3 ft in all cases. When boring operations are within the vicinity of existing storm and sanitary sewers, the utility company conducting the construction shall televise all storm and sanitary sewers mains and services adjacent to the construction after the construction has been completed. The utility company shall provide the City with an original recording of the televised lines on media as required by the City. New subdivisions are excluded from this requirement.
- K. AS-BUILT DRAWINGS:** The utility company shall provide to the City a set of "as-built" drawings (in an electronic format approved by the City) showing the locations of the newly constructed mains. If the constructed locations match the design drawings then the design drawings may be sufficient for record (in an electronic format approved by the City). Any deviation from the design drawings must be submitted to the City Engineer.
- L. UTILITY COORDINATION MEETINGS:** The spacing recommendations for storm and sanitary sewer require that the utility company participate in the Peoria Utility Coordination (PUC) meetings. One of the main purposes of these meetings will be to coordinate the placement of new utility installations. The utility companies and the City shall work together to coordinated utility installation. Final location of utilities shall be in accordance with the approved subdivision construction plans.

15.03 REQUIREMENTS FOR ABOVE GROUND FACILITIES ON RIGHTS-OF-WAY AND EASEMENTS

- A. INTRODUCTION:** In order to protect the public safety, the public right-of-way, and property of adjacent owners, the following site design and construction guidelines shall be followed.
- B. GENERAL REQUIREMENTS:** In addition to location requirements applicable to specific types of utility facilities, all utility facilities, regardless of type, shall be subject to the general location requirements of Peoria Municipal Code Chapter 26 Article III and this section:
 - 1. *No Interference with City Facilities:* No utility facilities shall be placed in any location if the City Engineer or Director of Public Works determines that the proposed location will require the relocation or displacement of any of the City's utility facilities or will otherwise interfere with the operation or maintenance of any of the City's utility facilities.
 - 2. *Minimum Interference and Impact:* The proposed location shall cause only the minimum possible interference with the use of the right-of-way and shall cause only the minimum possible impact upon, and interference with the rights and reasonable convenience of property owners who adjoin said right-of-way.

CHAPTER 15: GENERAL UTILITY REQUIREMENTS

3. *No Interference with Travel:* No utility facility shall be placed in any location that interferes with the usual travel on such right-of-way.
4. *No Limitations on Visibility:* No utility facility shall be placed in any location so as to limit visibility of or by users of the right-of-way.
5. *Size of Utility Facilities:* The proposed installation shall use the smallest suitable vaults, boxes, equipment enclosures, power pedestals, and/or cabinets then in use by the facility owner, regardless of location, for the particular application.
6. *Violation of Utility Easement:* No facility will be placed in violation of the terms of dedication of any utility easement.

C. FREESTANDING FACILITIES.

1. The City may restrict the location and size of any freestanding facility located within a right-of-way.
2. The City may require any freestanding facility located within a right-of-way to be screened from view.

D. FACILITIES INSTALLED ABOVE GROUND: Above ground facilities may be installed only if:

1. No other existing facilities in the area are located underground;
2. New underground installation is not technically feasible; and
3. The proposed installation will be made at a location, and will employ suitable design and materials, to provide the greatest protection of aesthetic qualities of the area being traversed without adversely affecting safety. Suitable designs include, but are not limited to, self-supporting armless, single-pole construction with vertical configuration of conductors and cable. Existing utility poles and light standards shall be used wherever practicable; the installation of additional utility poles is strongly discouraged.
4. No facility will be placed on a public easement on private property, if it is technically feasible to place such facility on public right-of-way.
5. Above ground facilities shall not be constructed above public storm and sanitary sewers.

E. APPEARANCE STANDARDS.

1. The City may prohibit the installation of facilities in particular locations in order to preserve visual quality.
2. A facility may be constructed only if its construction does not require extensive removal or alteration of trees or terrain features visible to the right-of-way user or to adjacent residents and property owners, and if it does not impair the aesthetic quality of the lands being traversed.
3. If two (2) or more dimensions of a proposed above ground facility are equal to or greater than 4-feet in length, those structures shall not be constructed in the public right-of-way without the review and approval of the City Engineer. To initiate the review process, at a minimum, the following documentation must be submitted to the City Engineer:
 - a. Color digital photographs of the proposed facility location that show each facility from four (4) different views (from the left, right, front, and rear).

CHAPTER 15: GENERAL UTILITY REQUIREMENTS

- b. Select the appropriate landscaping plan for the site from standard attachments 25.09 (a), 25.09 (b), 25.09 (c), and 25.09 (d). The utility company will be required to maintain the landscaping around their facilities to ensure that the plants are established, healthy, and properly trimmed. Any dead, dying, or diseased plants should be removed and replaced with mature healthy plants of the same species.
- c. Detailed construction plans meeting the requirements of Chapter 6.
- d. The four (4) property owners adjacent to the proposed location shall be notified 1-2 weeks prior to the start of construction. This notification may consist of a letter or door hanger/flyer. Copies of the notification must be provided to the City Engineer. At a minimum, the notification shall include the following information:
 - i.) The name and contact information for the utility owner.
 - ii.) Explanation of the proposed utility placement
 - iii.) Proposed dates for construction.
 - iv.) The proposed landscaping plan for the location.

15.04 STANDARD ATTACHMENTS

Standard Attachment Number 15.01(a1)—Above Ground Facility Landscaping Plan Alternative for Typical Residential Scheme Option 1

Standard Attachment Number 15.01(a2)—Above Ground Facility Landscaping Plan Alternative for Typical Residential Scheme Option 2

Standard Attachment Number 15.01(b)—Above Ground Facility Landscaping Plan Alternative for Narrow Right-Of-Way Scheme

Standard Attachment Number 15.01(c)—Above Ground Facility Landscaping Plan Alternative for Typical Commercial Scheme

Standard Attachment Number 15.01(d)—Above Ground Facility Landscaping Plan Alternative for Natural Setting Scheme