7.33 UT-01: Utility Standards

This Utility Standards section applies to the following types of development:

ST CV CS TD TN ZL SC CD IP DP PD

A. Project Applicability:

1. *Sanitary Sewer*: Sanitary sewer utility infrastructure shall be provided in subdivisions, sites subject to development plan approval, and planned developments, and a connection from the new sanitary sewer infrastructure to an existing sanitary sewer system shall be required. Service and connections to the City of Richmond municipal sanitary sewer systems shall comply with Chapter 50.
2. *Water*: Water utility infrastructure, including potable water and fire protection, shall be provided in subdivisions, sites subject to development plan approval, and planned developments, and a connection from the new water utility infrastructure to an existing public water system shall be required, with the following exception:
   a. A private well may be permitted within the City's extra-territorial jurisdiction if:
      i. The nearest accessible water line is 300 feet or more from the edge of the new development, and
      ii. The cost of connecting to the water system is three times the cost to install all components of a private well, and
      iii. The private well's design and location is approved by the City Engineer and the Wayne County Health Department.
   b. A private well for potable water shall not be permitted inside the Richmond City Limits.

B. Location: Sanitary sewer utility infrastructure and water utility infrastructure shall be located in a right-of-way or within an area designated as a utility easement (or a utility and drainage easement). The location of proposed utilities and any utility easements shall be approved by the City Engineer and the appropriate utility department prior to the final approval of any plan and prior to any installation.

C. Construction:

1. *Utility Company Standards*: All water utility improvements and water utility infrastructure intended to be dedicated to and accepted by the Indiana American Water Company shall be designed and installed to meet or exceed the Indiana American Water Company's Construction Standards and each component (e.g. hydrants or valves) shall approved by the City Engineer.
2. *City Standards*: All sewer utility improvements and sewer utility infrastructure intended to be dedicated to and accepted by the City shall be designed and installed to meet or exceed the City of Richmond's Construction Standards and each component (e.g. lift station) shall approved by the City Engineer and Richmond Sanitary District.
3. *State Approval*: The Indiana Department of Environmental Management shall approve plans for the water utility infrastructure after Primary Plat approval, but prior to any installation or Secondary Plat approval.
4. *Coordination*: The applicant shall be responsible for coordinating the installation of the utilities. Conflicts with prior constructed utilities and damage to them shall be repaired before allowing any work to continue.

D. Up-sizing: Up-sizing sanitary sewer utility infrastructure and/or water utility infrastructure shall be considered by the City and the applicant depending on future development of adjacent parcels. Agreements concerning up-sizing utility infrastructure shall be in accordance with appropriate Indiana Statutes and executed prior to the start of installation of the utility infrastructure.

E. Electric Service: Electric utility infrastructure shall be installed underground in subdivisions, sites subject to development plan approval, and planned developments. No overhead wires or utility poles shall be permitted. Meters, transformers, and junction boxes are permitted above grade, but shall be discretely located. The installation of the electric utility shall be per Richmond Power and Light's construction standards.

F. Cable Television and Telephone Utilities: Cable television and telephone utilities shall be installed underground in subdivisions, sites subject to development plan approval, and planned developments. No overhead wires or utility poles shall be permitted. Junction boxes are permitted above grade, but shall be discretely located. The installation of the cable television and telephone utilities shall be per each vendor's construction standards.