5.6 UTILITIES AND DRAINAGE FACILITIES -

1. General Requirements for Installation of Utilities - Utilities shall be provided in rear lot easements wherever possible. When it is necessary to install utilities in street right-of-way, the following requirements shall apply:

After grading is completed and approved and before any pavement base is applied, all of the in-street underground work - water mains, gas mains, etc., and all service connections - shall be completely installed and approved throughout the length of the street and across the flat section. Where the utility mains are outside the pavement area, the subdivider may be allowed to omit the installation of service connections provided that at such time as these service connections are needed, they may be jacked across the street without breaking or weakening the existing pavement. Where rock is known to exist beneath the pavement area and at a depth as to interfere with the jacking of service connections, the Planning Commission shall require the complete installation of service connections before any base is applied. In cases where underground utilities must be provided within the right-of-way of streets, they should not be installed under the paved portions of such streets.

2. Water Supply System - Where, in the opinion of the Planning Commission, the public water supply is reasonably accessible or available to the proposed subdivision, the subdivision shall construct a complete water distribution system according to the specifications of the agency having jurisdiction which shall adequately serve all lots and which shall include appropriately spaced fire hydrants, and this system shall be properly connected to the public water supply. Where a public water supply is not within a reasonable distance or otherwise available, the subdivider shall normally be required to construct a similar water distribution system and connect it with an alternate supply approved by the County Health Officer. If the Planning Commission approves the use of individual wells, lot sizes shall meet the requirements in Section 4.3 - 4A (3) of this Regulation.

3. Sanitary Sewers - Where, in the opinion of the Planning Commission, the public sanitary sewer system is reasonably accessible or available to the proposed subdivision, the subdivider shall construct a subdivision sewer system to adequately serve all lots and connect the subdivision system to the public system after the City or County Engineer or other appropriate official has approved the size of the lines. Where lots can not be served by the extension of an existing public sanitary sewer, the subdivider shall either obtain approval of lot sizes for individual septic tanks and disposal fields from the County Health Officer, and in accordance with Section 4.3 of this Regulation, or construct a complete sanitary sewer system according to specifications of the agency having jurisdiction.

4. Storm Drainage - An adequate drainage system including necessary open ditches, pipes, culverts intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains, at least eighteen inches in diameter, shall be provided to accommodate all natural water flow, and they shall be of sufficient length and size to permit full width roadways and the required slopes. The storm drainage system shall meet the requirements of the City or County Engineer or the agency having jurisdiction.

5. Electric Supply System Provisions shall be made in every subdivision for a satisfactory electric supply system. Underground installation of all necessary wires may be required by the Planning Commission.

6. Street Lighting - Provisions shall be made in accord to the specifications of the City or County Engineer, whosoever has jurisdiction, or the agency having jurisdiction.