

## **Private Road Utility Options**

The following options were created to address the development of large residential complexes, neighborhoods, and new developments requiring public water and sewer access on private property. The Utility Department reserves the right to individually review new developments and specify requirements that protect the integrity and operation of the public infrastructure as required beyond the scope of this document.

The following requirements shall be met for all developments, regardless of whether the utilities are public or private beyond the property line:

- All water taps to a public main must be performed by city personnel.
- All domestic and irrigation water connections to a public water main will be metered.
- All meters and clean-outs shall be located at a point outside of the private access area and within a utility easement or public Right-of-Way (ROW), (i.e. outside of a private gate).
- Water lines and sub-meters downstream of any public meter(s) shall be privately owned and maintained.
- Sewer connections to public main shall be minimized. The number of sewer connections to public mains shall be justified by demonstration of slope calculations and engineering drawings.
- All water and sewer utilities will be built to current utility department standards.
- All water master meters must be fire rated.
- Irrigation and fire lines shall comply with all requirements within the City of Fort Smith Cross Connection Control Program.
- All other applicable AWWA Standards, City requirements, and State requirements must be met.

The following two options are presented for developments maintaining private access but requiring water and sewer utilities:

### **Option 1**

#### **Private Utilities**

- If an irrigation line, fire line, or fire hydrant are to be tapped onto the private domestic water line, a backflow prevention device shall be installed in the public easement or ROW, in accordance with the City of Fort Smith Cross Connection Control Program.
- If 2 feeds are required, both taps shall have separate meters and RPZ assemblies.
- Fire Hydrant locations must follow utility department's minimum design standards.
- Fire Hydrants shall be privately owned and maintained. All private fire hydrants must have an approved permit from the City of Fort Smith, in accordance with the City of Fort Smith Cross Connection Control Program.

### **Option 2**

#### **Public Utilities with Private Access**

- 24/7 immediate access must be provided, (i.e., a gate code).
- Access easement for private roadway must meet requirements set forth in Section 27-504 of the City of Fort Smith Municipal code.

- Access easement shall have one access point connecting to a public ROW that shall be a minimum of 12 ft. wide to allow for heavy equipment access.
- Sewer easements width shall be at least 2.5 feet for every 1 foot of pipe depth. A minimum of 15 foot width with the sewer line centered within the easement.
- Water easements shall be a minimum of 15 foot width with the water line centered within the easement.
- Water and Sewer Easements shall be exclusive.
- All crossings under private roadway shall be considered private.
- Fire Hydrants shall be public.
- Fire Hydrants shall follow City spacing specifications.
- Irrigation lines and fire lines shall have separate taps on the public main, and shall not be connected to a domestic water line.
- No permanent structures will be allowed within the water or sanitary sewer easements.