

SECTION V

EASEMENT REQUIREMENTS

The following easement requirements are for water and wastewater main not installed in street right-of-way:

A. Minimum Easement Widths

- (1) For water line pipe less than 16inch (I.D.) and wastewater pipe less than 18inch (I.D.), at a maximum depth of 10 feet (measured from ground level to flowline of pipe), the width of required permanent easement is 15 feet.
- (2) For larger pipe sizes, where the maximum depth is 10 feet, the following table shall apply:

<u>Line Size (I.D.)</u>	<u>Width of Easement</u>
Water Pipe between 16” and 20”	20 feet
Water Pipe between 24” and 30”	25 feet
Water Pipe 36” and above	30 feet
Wastewater Pipe between 18” and 24”	20 feet
Wastewater Pipe between 27” and 48”	25 feet
Wastewater Pipe 54” and above	30 feet

- (3) For all mains with depths greater than 10 feet (measured from ground level to flowline of pipe), the following equation will apply:

$$((\text{Depth of Pipe}) \times 2) + (\text{O.D.}^1 \text{ of Pipe}) + (2 \text{ feet}) = \text{Easement Width}^2$$

- NOTE:1** O.D. is outside diameter of pipe.
- 2** Width is rounded up to nearest 5 ft.

Easement shall not exceed fifty (50) feet in width unless required by special circumstances.

B. Format:

All easement instruments shall be in a standard City format. For each easement submitted, a minimum of two easement instruments with original signature(s) of the property owner(s) and notary signature/seal is required. If the easement is to be acquired by the City, a minimum of two easement instruments in a standard City format is required. All easement instruments shall be in a form acceptable to the City.

C. Temporary Construction Easements:

Approach water and/or wastewater lines or other facilities to be constructed outside the developer's property may require additional temporary construction easements. These easements are in addition to the above listed permanent easements.