

CHAPTER 8

EASEMENTS

SECTION:

10-8-1: Easements

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- (A) Easements shall be provided for any overhead or underground utilities including but not limited to sanitary sewer, storm sewer, water, gas, telephone, electricity, and cable television. Such easements shall have a minimum width of fifteen feet (15'). Where it is intended that both overhead and underground utilities shall share the same easement, additional width sufficient to avoid conflict shall be provided. No surface drainage easement shall be permitted to be contained in an easement intended for underground utilities where drainage creates problems of seepage or coverage of the underground utilities. To the extent possible, easements shall be established to provide continuity of alignment through the subdivision.
- (B) Land subject to a public or private easement shall be restricted to prohibit within such easement structures, plantings or other materials from being placed or permitted to remain which may damage or interfere with the installation or maintenance of utilities; which change the direction of flow or drainage channels in the easement; or, which may obstruct or retain the flow of water through drainage channels in the easement.
- (C) Conservation easements may be required to protect natural areas of excessive slope or areas subject to flooding in order to prevent erosion, changes of stream quality or flooding characteristics.
- (D) Drainage easements may be required as specified by Section 10-12-1 of these regulations.
- (E) All utilities providing service within a subdivision as well as services providing connections between transmission lines or pipes and individual structure services shall be placed underground, whenever possible, and within easements.

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- (F) Any public or private utilities or drainage systems transversing any part of a proposed subdivision and not heretofore possessing a recorded easement shall have an easement indicated upon the plat and meeting the minimum criteria of this Section.