

CHAPTER 9

MISCELLANEOUS

9.1 Easements

Temporary construction easements and permanent easements for public utilities, drainage or other public facilities shall be dedicated to City in accordance with City requirements. All easements shall be stabilized in accordance with the Manual for Erosion and Sediment Control in Georgia.

Drainage easement are required for any part of the drainage system which is designed to carry storm water runoff from more than one parcel, existing or proposed. Drainage easements for improved ditches, pipe construction, and detention facilities shall be cleared, opened, and stabilized at the time of development to control surface water runoff (See also Article 8). Run-off slope, and sideslopes shall be specified by the Developer's Engineer, according to good engineering practice. Drainage easements for storm drain pipes that carry water shall be provided according to the minimum requirements found in table 9.1-1 below, and shall conform City Standards. The minimum easement width shall be based on the pipe diameter (span) plus 2 feet plus two times the pipe invert depth. This value shall be rounded up to the nearest 5 feet. For pipes exceeding 16 feet in depth, a pre-submittal conference shall be held with the City to determine what additional requirements may be required. If concrete pipe is used, the minimum easement width shall be 20 feet and the widths in Table 9.1-1 shall be used as building setback limits. The setback shall be shown on the plans.

**TABLE 9.1-1
EASEMENTS FOR STORM DRAIN PIPES**

PIPE SIZE (FT)	MAXIMUM PIPE INVERT DEPTH (FT)												
	MINIMUM EASEMENT WIDTH (FT)												
	4	5	6	7	8	9	10	11	12	13	14	15	16
1.25	20	20	20	20	20	25	25	30	30	30	35	35	40
1.5	20	20	20	20	20	25	25	30	30	30	35	35	40
2.0	20	20	20	20	20	25	25	30	30	30	35	35	40
2.5	20	20	20	20	20	25	25	30	30	35	35	35	40
3.0	20	20	20	20	25	25	25	30	30	35	35	35	40
3.5		20	20	20	25	25	30	30	30	35	35	40	40
4.0		20	20	20	25	25	30	30	30	35	35	40	40
4.5			20	25	25	25	30	30	35	35	35	40	40
5.0			20	25	25	25	30	30	35	35	35	40	40
5.5				25	25	30	30	30	35	35	40	40	40
6.0				25	25	30	30	30	35	35	40	40	40

A common easement for sanitary sewer and drainage purposes may be allowed if the pipes are parallel and at least 10 feet is provided between pipes (on center). The easement width shall be equal to the width shown in Table 9.1-1 plus the width distance separating the pipes (minimum of 10 feet).

Drainage easements shall be provided where a development is traversed by or contains a water course, impoundment, detention facility, improved channel, floodplain, natural stream or channel. It shall conform substantially to the flooding limits of the 100 year storm based on fully developed conditions per the Land use Plan, but shall be no less than 20 feet in width.

Drainage easements off the street right-of-way shall be clearly defined on the Final Plat. The property owner will be required to keep the easement free of obstruction in such a way as to assure the maximum designed flow at all times. The property owner shall not alter any drainage improvements without the prior written approval from the City. Structures, except driveways, shall not be constructed or erected in an easement without the prior written approval from the City. Structures, except driveways, shall not be constructed or erected in an easement without the prior written approval from the City. Driveways shall cross an easement as close to perpendicular as practical. Property owners may plant landscaping in an easement that is piped; however, the City is not responsible for replacing the landscape material located in the easement when it is removed to maintain the drainage system.

END OF SECTION 9.1