

Sec. 4.3. Easements.

4.3.1. *General*. All easements for City owned public utilities must be dedicated to the City and their locations shall be clearly denoted on the plat.

4.3.2. *Drainage Easement (DE)*. Where conditions require, there shall be provided an adequate stormwater drainage easement. Where such easement is adjacent to lots, tracts, or reserves, the easement shall be noted on the final plat as follows: "The easement indicated shall be kept clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement except by approved means." For one- and two-family residential subdivisions, drainage easements crossing lots and property lines are prohibited. Drainage easements shall be placed in separate common area lots.

4.3.3. *Public Utility Easements (PUE)*. The location and width of necessary public utility easement shall be determined by utilities staff, or, in the instance of private utilities, by the private utility company concerned. Where necessary, adequate easements shall be provided for underground street lighting service lines. The location and width of easements shall be determined by utilities staff.