

2P-1 Stormwater Easements

A. Easement for storm sewer right-of-way

1. All easements must be mutually exclusive for the Jurisdiction. Easements will be identified as public utility and drainage easements.
2. All easements for installation of storm sewer pipe should be a minimum of 20 feet wide. The pipe should be placed only on one side of a joint property line to allow for placement of excavated earth if maintenance is required. The width of the easement may need to be increased beyond the minimum, based on the type of adjacent property, pipe depth and/or size, type of soil, and multiple use of the easement.
3. Overland flow easements, separate or combined with the installation of storm sewer easements, require certain consideration. Normally, overland flow easements are designed to carry overflow, usually for the 100-year storm. As stated in Section 2A-1, the overland flow easements used in built-up areas require careful analysis due to the potential impact they may have on surrounding property.
4. The only ground cover allowed in the easement is vegetation, or as otherwise permitted by the Jurisdiction.
5. No above-ground structures are allowed in the easement other than storm sewer control structures. This includes utility structures.
6. Fencing will not be allowed in surface water overland flow easements, except for security considerations.
7. The easement agreement must state that any temporary structures (including paving and fencing) placed in the easement will be removed by the owner of the land when requested by the Jurisdiction, so that maintenance can be performed. The owner of the land must agree to hold the Jurisdiction harmless for the re-installation or replacement of structures removed from the easement.
8. Storm sewer main installation in easements between single-family residential lots will be approved for the purpose of draining a cul-de-sac which otherwise would not be drained. Other installations of storm sewer main in easements between single-family residential lots may be approved by the Jurisdictional Engineer.

Easement forms may be found on the SUDAS website: <http://www.iowasudas.org>.