

**III. EASEMENT REQUIREMENTS FOR DEVELOPER
CONSTRUCTED SEWER SYSTEMS**

EASEMENT REQUIREMENTS FOR DEVELOPER CONSTRUCTED SEWER SYSTEMS

1. Off Site Easements

Acquisition of all off-site easements are the sole responsibility of the developer. These easements must be acquired using the Easement Agreement (see forms section, item 8) with the current record property owner(s) as Grantor and the Developer as Grantee. An easement survey plat is required to describe the easement area and physical elements being conveyed. The survey plat should be prepared in accordance with "Requirements for Easement Survey Plat" included in this section. Subsequently, these easements will be transferred/assigned to the Metropolitan Sewerage District via a Conveyance of Sewer System and Easement Agreement (see Forms section, item 9A or 9B as appropriate).

2. Relocation of an existing MSD Sewer Line

At times it may become necessary to relocate a portion of the existing MSD sewer system in order to accommodate development of a particular parcel. In these situations, an easement survey plat must be prepared in accordance with easement survey plat requirements and a conveyance document prepared transferring easement rights to the new easement area and ownership of physical elements of the relocated portion of line. You may contact MSD Planning and Development to determine appropriate form for site and situation.

NOTE: TRANSFER DOCUMENTS WILL BE REQUIRED PRIOR TO BEGINNING CONSTRUCTION FOR ALL RELOCATION PROJECTS.

3. Pump Stations

Pump station easements must be transferred to MSD using the Conveyance of Sewer System and Easement Agreement Form included in the Forms Section, Form 9B. The location and dimensions of the required easement areas will be determined on a case by case basis. Pump station easements will require an easement survey with the easement area defined by metes and bounds around the pump station site. Conveyance of an access easement may also be required.

4. Others

For all other projects, easement survey plat requirements may be combined or incorporated into the subdivision plat, the final as-built or as a separate easement survey as long as all of the required MSD easement survey plat information is shown. Upon review and approval by the District as to conformance with MSD easement survey plat requirements, the document may be recorded. A Conveyance of Sewer System and Easement Agreement (Form section, item 9A or 9B as appropriate) is then prepared with specific reference to the recorded plat.

5. Document Sequence

- a) Easement survey plat is prepared in appropriate format.
- b) Easement survey plat is submitted for review by the District as to conformance with plat requirements.
- c) Easement survey plat is recorded.
- d) Conveyance document is prepared and submitted to the District for review prior to recording. Must include a copy of the supporting survey plat for verification of information.
- e) Conveyance document recorded.

NOTE: CERTIFICATE OF OCCUPANCY WILL BE HELD PENDING RECEIPT OF ALL FINAL TRANSFER DOCUMENTS.

REQUIREMENTS, EASEMENT SURVEY PLATS FOR DEVELOPER CONSTRUCTED SEWER SYSTEMS

All easement survey plat formats must include the following information:

- _____ 1. The sewer line must be centered within the easement in accordance with the Required Easement Width Chart (see copy at the end of this section). The limit of the permanent easement area must be delineated.
- _____ 2. Provide bearing and distance on centerline of sewer.
- _____ 3. Show all property boundaries. Field surveying, however, is only required for property boundaries intersecting sewer easements. The remaining boundary lines are to be shown as dashed lines referencing the deed.
- _____ 4. Show the location of proposed sewer lines and appurtenances and any existing active sewer lines and appurtenances, clearly indicating whether existing or proposed.
- _____ 5. Contain a revision block showing number of revision, revision description and date of revision.
- _____ 6. Survey Title, must include “Easement Across the Property of”.
- _____ 7. Property Owner’s Name, including deed book and page of title acquisition for each property easement crosses.
- _____ 8. Parcel Identification Number for each property the easement crosses.
- _____ 9. Street name/number designation and legal width for all public rights of way.
- _____ 10. Seal of surveyor, surveyors name, company and address.
- _____ 11. North Arrow.
- _____ 12. Grid tie to center line of sewer using either 1927 or 1983 datum.

ALL EASEMENT SURVEY PLATS MUST BE REVIEWED BY THE DISTRICT PRIOR TO RECORDING.

Easement Width Chart

Metropolitan Sewerage District Required Permanent Easement Widths

Where the depth of sanitary sewers exceeds twenty feet (20') or where slopes exceed 30%, easement widths will be determined by the District on a case by case basis.

Trench Depth	8" – 12" Sewer Right of Way	15" – 18" Sewer Right of Way	21" – 27" Sewer Right of Way	30" – 36" Sewer Right of Way	42" – 54" Sewer Right of Way
0-6	20'	20'	25'	25'	30'
6-8	20'	20'	25'	25'	30'
8-10	20'	25'	25'	25'	30'
10-12	20'	25'	25'	30'	30'
12-14	25'	30'	30'	35'	35'
14-16	30'	35'	35'	40'	40'
16-18	30'	35'	40'	40'	40'
18-20	30'	40'	45'	45'	45'