

1.3 EASEMENT AND PLAT REQUIREMENTS

1.3.01 Survey Requirements

- A. Surveys for utility easement plats shall be made, and easement plats prepared in all cases where proposed construction limits exceed the limits of public rights-of-way or existing easements.
- B. These surveys shall meet minimum accuracy standards and tie the lines of proposed construction to existing property lines and property corners.
- C. Where readily identifiable corners cannot be found, fence lines and corners, and other indications of property lines may be used.
- D. In the absence of any such identifications, the surveyor shall exert maximum effort to tie the survey to boundaries as set forth on existing plats and in descriptions.

1.3.02 Easement Widths

- A. Permanent utility easements shall be a minimum of 20 feet in width.
- B. Wider easements will be required where more than one facility may occupy the easement, where line sizes, depths, or access requirements make wider easements desirable, or where wider easements are required by these Standards.
- C. Buildings, other permanent structures, and trees shall not be placed in utility easements.

1.3.03 Temporary Construction Easements

- A. Temporary construction easements may be needed to accommodate construction of utilities. Facilities constructed on the Owner's property are not required to have temporary construction easements.
- B. Temporary construction easements shall be of sufficient width to provide a minimum working width of 30 feet, including the 20-foot permanent easement, unless otherwise approved or required.
- C. It is typically desirable to provide a wider construction easement on one side of the permanent easement than the other. This allows room for construction traffic and material storage.

1.3.04 Offsite Easements

- A. All required offsite easements shall be recorded before DPU will issue plan approval or a utility permit (UTL). The Deed Book and Page Number(s) and Instrument Number(s) of the recordation shall be included on the Water and Sewer Plans.

1.3.05 Easement Extensions

- A. Utility easements shall be extended to adjacent parcels to allow adjoining properties to connect to the public water and sewer system as required by DPU.

1.3.06 Other Installations Within Easements

- A. The installation of trees, structures, buildings, SWM/BMP facilities, constructed wetlands, berms, or other obstruction which may prevent the proper installation, maintenance, rehabilitation, operation, inspection or removal of water or sewer facilities shall not be allowed within any permanent utility easement unless approved by the Director in writing.

1.3.07 Plat Preparation Requirements

- A. All Utility Easement Plats shall meet the following requirements:
 1. Easement centerline(s) shall be shown on the plat, together with the limits of all proposed permanent and temporary easement(s).
 2. Easement widths shall be referenced to the centerline of the easement.
 3. Bearings and distances shall be provided on the centerline of the easement and on any right-of-way or property lines which intersect the easement.
 4. Distances shall be shown from fixed points on both the centerline and the property lines to the intersection of the two.
 5. Bearings, distances, and closures shall be to the degree of accuracy of 1 in 8,000.
 6. The body of the plat shall show the name of the property owner and the Deed Book or Will Book reference for the source of title.
 7. The names of all adjacent property owners shall be shown on the plat.
 8. Street names or highway route numbers shall be shown where applicable.

9. Existing easement(s) with Instrument Number(s) shall be shown on the plat. Deed Book and Page Numbers may be used where Instrument Numbers are not available.

1.3.08 Acceptable Sheet Sizes for Utility Easement Plats:

- A. 8-1/2" x 11"
- B. 8-1/2" x 14"
- C. 11" x 17"
- D. 18" x 24"

1.3.09 Other Plat Requirements

- A. The following information shall be included on all utility easement plats:
 1. Title Block with title of plat and name of Engineering/Survey Firm.
 2. Date
 3. Revision Dates, as applicable.
 4. Scale, both written and graphical.
 5. North Arrow
 6. Page Number(s)
 7. Name of property owner with Deed information and Parcel Number and GPIN shall be displayed in the top, left corner of the plat.
 8. Note(s) or table providing the total area in acres and square feet of each permanent and temporary easement depicted on the plat, as well as the overall total area in permanent and temporary easements.
 9. A note with the following wording and information: "PLAT SHOWING THE LOCATION OF EASEMENTS FOR UTILITIES HEREBY RECORDED ON THE PROPERTY OF [OWNER NAME] IN THE [DISTRICT NAME] MAGISTERIAL DISTRICT, COUNTY OF GOOCHLAND, VIRGINIA".
 10. The Seal of the Professional Engineer or Licensed Surveyor certifying the plat, with original signature and date.

END OF SECTION 1.3