

4.4 UTILITY AND DRAINAGE EASEMENTS -

1. - Except where alleys are permitted for the purpose, the Planning Commission shall require easements at least twelve feet in width centered along all rear lot lines for poles, wires, conduits, storm sewers, sanitary sewers, gas mains, water mains, heat mains, and other utility facilities. Where necessary or advisable in the opinion of the Planning Commission, similar easements shall be provided along side lot lines or access lots.

2. - If a stream flows through or adjacent to the proposed subdivision, the plat plan shall provide for an easement or right-of-way along the stream for a floodway. For the smaller streams, the plan shall also provide for channel improvement to enable them to carry all reasonable flood within banks. The flood elevations of houses shall be high enough to be well above the extraordinary flood. The floodway easement shall be wide enough to provide for future enlargement of the stream channel as adjacent areas become more highly developed and run-off rates are increased.

3. Connection to Existing Easements - When necessary, utility and drainage easements shall connect with existing easements on adjoining properties.