



Public Works Department • Water & Wastewater Services

WATER & WASTEWATER ENGINEERING DIVISION

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MINIMUM EASEMENT REQUIREMENTS

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This document approved by the Broward County Water & Wastewater Services Technical Standards Committee.

A handwritten signature in blue ink, appearing to read "Steven W. Uhrick".

Steven W. Uhrick, P.E, Chair

No technical changes were made to this document since its last issuance. Only the letterhead and format were updated.

ITEM	EASEMENT REQUIREMENT
Water Mains and Sewer Force Mains	20 foot minimum width with no less than 7.5 feet on each side of the main. Minimum width may be reduced by 10 feet if the easement is parallel to and contiguous to a public right of way. The easement must extend 7.5 feet beyond the terminus of the main.
Sewer Gravity Mains	25 foot minimum width with no less than 12.5 feet on each side of the main. Minimum width may be reduced by 10 feet if the easement is parallel to and contiguous to a public right of way. The easement must extend 12.5 feet beyond the terminus of the main.
Water Main and Sewer Gravity Main In Same Easement	30 foot minimum width based on 7.5 feet for the water main, 12.5 feet for the sewer gravity main and 10.0 feet separation between the two mains. Minimum width may be reduced by 10 feet if the easement is parallel to and contiguous to a public right of way. The easement must extend the greater of 12.5 feet beyond the terminus of the sewer gravity main or 7.5 feet beyond the terminus of the water main.
Hydrant	7.5 feet on each side of the hydrant.
Detector Check	See standard detail.

ITEM	EASEMENT REQUIREMENT
Lift Stations, Meter Vaults, Pump Stations	30 feet by 30 feet for 6 foot and 8 foot diameter wet well. 32 feet by 32 feet for 10 foot diameter wet well. Under some circumstances WWED (Water and Wastewater Engineering Division) may approve a smaller easement but it is unusual for the easement to be less than 25 feet by 25 feet.
All Others	Check with WWED.

Easement descriptions are to be written clearly on 8 ½ “x 11” paper with a point of beginning and a point of termination. A sketch drawn to scale and on 8 ½ “x 11” paper shall accompany the description. The sketch is to reflect the description and shall carry additional information to facilitate construction of the worded description. Street corners are to be shown and the description/sketch should relate the property being described to the streets. The scale shall be such to enable the direction of lines to be clearly observed. Where warranted, the sketch is to be on more than one sheet with the proper match lines shown for each sheet. WWED reserves the right to approve the description and sketch.