



City of Mebane

Information Sheet on Water, Sewer, and Storm Easements

What is an easement?

The City of Mebane Public Works Department provides water and wastewater (sewer) services via a distribution network that includes pipes, manholes, pump and lift stations, water towers, and treatment plants. An easement is an area where the City of Mebane has the right to enter, maintain, clear, repair, inspect, improve, renovate and replace facilities within this network. Most water mains are in public street rights of way; however, some water and many sewer pipes are in off street areas. Easements in public street rights of way normally include several feet on each side of the street or roadway. Off street easements on the other hand are typically 20-30 feet wide to allow for equipment operation, maintenance, clearing, inspection, repair, renovation or replacement. Most sewers in our community operate by gravity flow; therefore, many sewers are in, near, or across low lying areas such as streams, creeks and ravines. In many cases, an easement exists along the rear or side boundary of two properties so that each of two adjacent lots has an easement area 15 feet wide (with a total easement width of 30 feet). Pipes and manholes are usually in the approximate center of an easement. There are also public storm sewer easements and drainage easements in many areas along lot lines or in the rear of lots.

Ownership and restrictions in easements

The existence of an easement does not change the basic ownership of land; however, some of the landowner's normal rights are limited by the easement. This list does not cover all restrictions on all possible situations. You should contact the Public Works Department if you have any additional concerns or questions about the easement. The City reserves all rights conveyed to it by the deed of easement to the subject property. Structures, buildings, manufactured homes, mobile homes and trailers, swimming pools (and any associated equipment and decking), graves, billboards, ponds, stormwater management devices, wells, septic systems or storage tanks and systems, or any other permanent structure which may interfere with the operation and maintenance of the water and/or sewer/or storm utility and are not allowed within the easements.



Fences and gates

Fences shall not impede access to the easement or flow of water. If a fence crosses the easement, a gate (a minimum of 10 feet wide) shall be installed to allow free access by City equipment. Gates shall be dual-locked to allow access by the property owner and the City. Any feature that allows water to pond, causes erosion, directs storm water toward manholes, restricts stormwater runoff or limits access is prohibited.

Grading and filling

Contact the City of Mebane Public Works and obtain written approval prior to grading and filling in the easement. Adjustments of manholes, valve boxes, etc. as a result of grading or filling will be performed by the City at the expense of the property owner. Grading or filling within the easement which will prevent free equipment access or compromises the structural integrity of the utility infrastructure will not be permitted. Sedimentation control, including re-vegetation, is required per state regulations.

Planting in an easement

The City of Mebane Public Works Department will not object to certain vegetation plantings in the permanent easement with the following exceptions:

- It does not interfere with the access to the easement and the operation and maintenance of the utility.
- Plants and shrubs are of a species that will not produce invasive root systems capable of damaging water and sewer piping. Trees are prohibited within the easement area.
- The City reserves the right to object to the planting of all plants, shrubs and trees within the easement that may interfere with the proper operation and maintenance of the utility.
- The City may exercise the right to remove vegetation plantings in order to properly operate and maintain the utility.

I ACKNOWLEDGE I UNDERSTAND THE INFORMATION PROVIDED AND ACCEPT RESPONSIBILITY

Applicant – Printed

Applicant –Signature

Date

Property Owner – Printed
(If different from Applicant)

Property Owner - Signature

Date