

SECTION 6: EASEMENTS & RIGHTS OF WAY

Section 6.01 Requirements:

- A. Every sewer pipe and sewerage facility to be dedicated to and maintained by the District shall be constructed within public street rights-of-way, within dedicated sewer easements, or within exclusive sewer easements granted to the District.
- B. The rights-of-way requirements are to acquire rights and facilitate access to, and operation and maintenance of, the sewer facilities.
- C. In addition to the minimum requirements defined herein, the District may from time to time, for specific projects, impose additional rights-of-way or improvement requirements to resolve special problems such as turnaround space and all-weather access.
- D. The land required for wastewater pump station facilities to be dedicated to and maintained by the District shall be granted to the District in Fee Title.
- E. All rights-of-way, easements, and land for construction of sewer facilities associated with a specific project (both on-site and off-site) shall be provided by the Developer, at the Developer's expense and at no cost to the District.

Section 6.02 Intent:

- A. It is the District's intent that all sewer facilities will be located within dedicated public street rights-of-way, unless specifically approved by the District for construction within easements.

Section 6.03 Street Location:

- A. For new subdivisions, sewer pipes shall be located 6 feet off of the street centerline.
 - 1. Alignment shall be parallel to the street centerline wherever possible.
- B. For sewer pipes to be constructed in existing streets, factors such as curbs, gutters, sidewalks, traffic conditions, pavement condition, future street improvement plans, and presence of existing utilities shall all be considered in fixing the sewer pipe alignment.
- C. The approval of all appropriate governing agencies shall be obtained in every instance.

Section 6.04 Sewer Easements:

- A. The use of easements outside of public street rights-of-way for routing sewer pipes shall be kept to a minimum and then only with the approval of the District.

- B. Easements provided for sewer facilities shall be not less than 16 feet in width, with the sewer pipe located in the center of the easement.
 - 1. Easements of greater width may be required by the District.
 - 2. Where easement width varies, the easement boundaries shall be set so there is at least 7 1/2 feet of clearance between the sewer pipe centerline and the nearest easement line or property line.
- C. Easements shall not straddle property lines unless otherwise approved by the District.
- D. Plans shall note that joint utility trench structures, boxes, pads, transformers, and service points shall be prohibited in the sewer easement area.

Section 6.02 Sewer Public Utility Easements:

- A. The use of P.U.E.'s for routing sewer pipes is not permitted unless specifically approved by the District.
- B. When sewer facilities are approved to be located in public utility easements, care shall be taken to comply with all health and safety standards for grade and separation of sanitary sewer pipes from other utilities.
- C. Sewer pipes located within public utility easements shall be at least 7 1/2 feet from the nearest easement line or property line.
- D. If determined necessary by the District, a separate easement shall be provided.