

## Planting in an easement

The City of Concord Water Resources 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 of Concord may exercise the right to remove vegetation plantings in order to properly operate and maintain the utility.



## Does an easement exist on my property?

The Cabarrus County Register of Deeds can advise if an easement boundary is recorded; however, property acquisition records may not show all recorded easements. If there are public sanitary sewer manholes, a sewer main or a water main on or within approximately 15 feet of your property, it is safe to assume that at least a part of an easement is on your property.

Building and construction projects can be restricted if an easement exists; and because deeds do not always show existing easements, it is the buyer's or owner's responsibility to determine if an easement is present on their property.

For questions regarding whether an easement is on your property, contact the City of Concord Water Resources Department at 704.920.5352.



City of Concord  
Water Resources Department  
PO Box 308  
Concord, NC 28026-0308  
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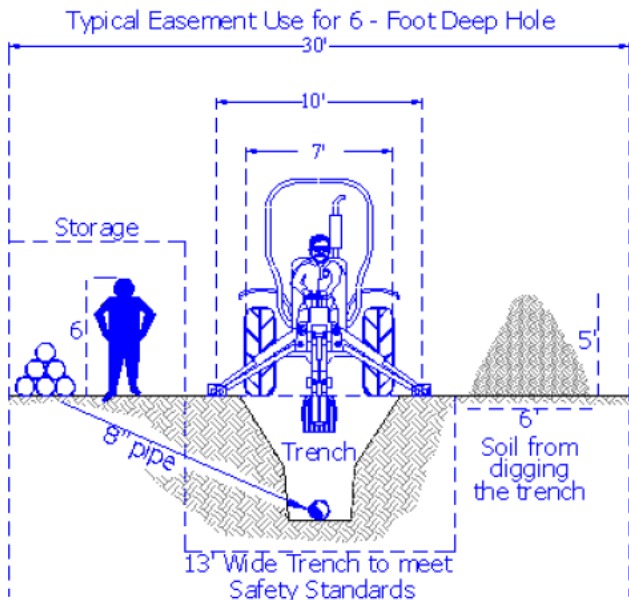
## WATER AND SEWER EASEMENTS



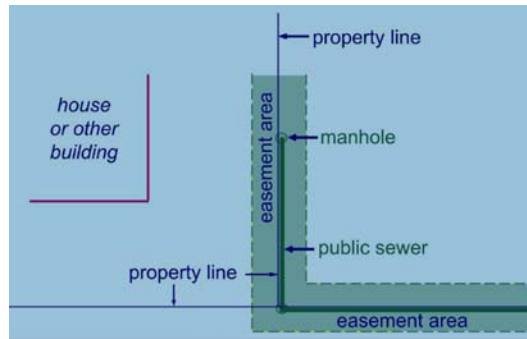
## What is an easement?

The City of Concord Water Resources 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 Concord has the right to enter, maintain, clear, repair, inspect, improve, renovate and replace facilities within this distribution 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 as shown in this illustration.



Most sewers in our community operate with the simple force of gravity. 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.



## 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 Water Resources 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, 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

utility are not allowed within the easement.

## Fences and gates

Fences shall not impede access to the easement. 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.

## Grading and filling

Contact the City of Concord 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.

## Encroachments and access

Streets, roads, driveways and other utility lines may cross or in other ways encroach into the easement, provided that free access for equipment is maintained. Any damage to paved areas as a result of operation and maintenance of the utility will be repaired at the expense of the property owner.

Any drainage feature that allows water to pond, causes erosion, directs storm water toward manholes, or limits access is prohibited.