

EASEMENT REQUIREMENTS/INFORMATION

Easement restrictions and related issues have become a primary concern for Lower Bucks County Joint Municipal Authority (LBCJMA). Easements are typically documented on the original plot plan and are easy to read. The property owner can take general measurements of their property in order to ascertain the property lines and location of any utility easements within their boundaries. If the property owner wishes to obtain highly accurate points, only a professional/registered Surveyor can provide that. **Should you be uncertain of the easement location and/or property lines, LBCJMA recommends you have your property surveyed as LBCJMA is not responsible for any type of surveying or measuring of properties.**

Properties with utility easements have certain restrictions which have been in place since the property and/or development was originally constructed. This is customary and standard throughout the Country. Easements protect and preserve public water supply and sanitary sewer service for the benefit of property owners who live in that area by giving access to utility/maintenance crews for service, cleaning, maintenance, upgrading, replacement, inspection and any other work that is necessary to maintain safe public water and sewer service. As per regulatory requirements, LBCJMA is required to have full access to the sanitary sewer system and water system at all times.

Property Owners are responsible to be aware of Easements on their property as well as restrictions pertaining to those easements.

LBCJMA strictly enforces easement restrictions for the benefit of maintaining the highly reliable water and sewer system that our customers have known to rely upon. **What does this mean to you?** If you have any type of unapproved structure on an LBCJMA easement, you will be required to remove it. All structures must meet LBCJMA requirements and require a permit from LBCJMA **prior** to construction. Existing structures are **NOT** "grandfathered" and a permit from your local Township/ Borough **does not** authorize use of any LBCJMA easement.

TREES, BUSHES, OVERGROWTH etc. are NOT permitted on LBCJMA easements as they can cause blockages or otherwise damage sanitary sewer and water mains and inhibit access to the system by our employees. Trees on easements are the number one problem for sewer mains as the roots can penetrate both LBCJMA and property owner's lines causing damage to the pipes in addition to blockages.

This notification also appears on your quarterly Water/Sewer bill frequently as LBCJMA continues its efforts to inform property owners of their responsibility to keep easements clear and accessible. Should you experience a back-up into your home from tree roots that have grown into the sanitary sewer main from a neighboring tree, that property owner may be liable for costs incurred to LBCJMA and/or its agents to correct the problem, including but not limited to; all legal costs to pursue the matter; all costs to clear sewer main blockages and/or repair any damage to the sewer main from tree roots originating from that property and will be joined in the action of a claim brought against LBCJMA by others as a result of any back-up experienced. This is another reason why it is in your best interest to make sure you are aware of easements located on the property and that LBCJMA requirements are followed.

Should your property be in violation of any of the requirements, it is your responsibility to correct the violations. In all cases, the property owner(s) is/are responsible for all easement issues on the property regardless of the amount of time the violation has existed before discovery. This includes violations that existed when the property was purchased.

It is the responsibility of the property owner(s) to do their due diligence before purchasing any property and familiarize themselves with all easement and associated restrictions as they apply to that property.

Please note that an easement inspection by LBCJMA does not remove or in any way reduce the responsibility of the property owner(s) for strictly adhering to the easement restriction nor does it in any way place the responsibility of any easement issue(s) upon LBCJMA.

In accordance with the Inspection program, below please find LBCJMA requirements. This list is furnished to assist the property owner so they are able to ensure there are no violations on the property. Please check the property and correct all violations as soon as they are discovered.

- Obtain plot plan for general property information – original Levitt & Sons, Inc. Levittown home plot plans are available for purchase from:

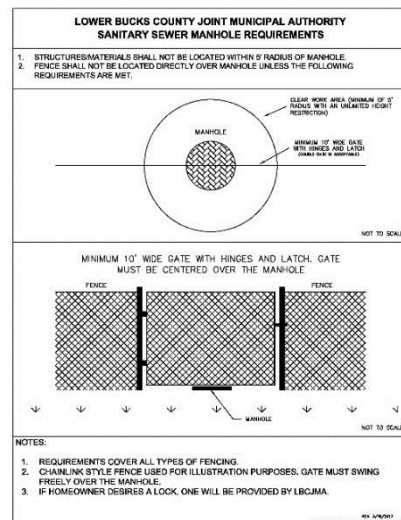
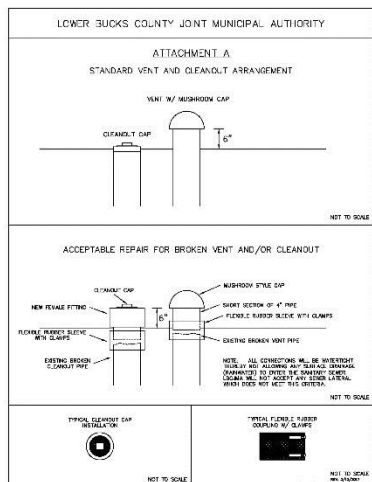
Lower Bucks County Joint Municipal Authority	OR	Hill, Wallack, LLP
7900 Bristol Pike		777 Township Line Rd #250
Levittown, PA 19057		Yardley, PA 19067
215-946-0731 / Fee:\$35.00		215-579-7700 - Contact directly for fee info

Should the property **HAVE** an easement, the following easement requirements apply:

- All structures shall be portable (moveable) and immediately removable.
- Structure(s) shall not be directly located over any sanitary sewer or water main.
- Concrete shall not be located on any portion of an LBCJMA easement.
- Trees/bushes/shrubs shall not be allowed to grow on any portion of an LBCJMA easement. Nothing that naturally grows larger than 2-3 feet shall be permitted on an LBCJMA Easement. Cutting or pruning trees/bushes/etc., down to 2-3 feet does NOT meet the requirement. Acceptable plantings include flower/vegetable gardens and grass. Trees/bushes/overgrowth currently located on any portion of the easement shall be removed and stumps ground to prevent regrowth at the owner's expense.
- Pools and all associated structural components shall not be located on any portion of an LBCJMA easement.
- Manholes shall have a 24hour/7 day/week unimpeded access path to and a five foot (5') unimpeded access radius around them per schematic.
- Vents/Cleanout shall be a minimum of 6" above surrounding grade per schematic. Vents/Cleanouts must be watertight down to and including service lateral. Vents/Cleanouts not meeting these requirements are acting as yard drains and allowing stormwater into the sanitary sewer main which is a violation of the USEPA's Clean Water Act.
- Roof/yard drains are strictly prohibited. Roof/yard drains that allow stormwater to enter the sanitary sewer system is a violation of the USEPA's Clean Water Act and will be reported immediately to PADEP and/or EPA for regulatory action and civil penalties.
- NO sump pumps, condensate lines, pool cover drains or any other source of non-sanitary sewage shall be permitted to be discharged to the sanitary sewer system whether it be by direct or indirect connection.

Should the property **NOT HAVE** an easement, the following requirements apply:

- Vents/Cleanout shall be a minimum of 6" above surrounding grade per schematic. Vents/Cleanouts must be watertight down to and including service lateral. Vents/Cleanouts not meeting these requirements are acting as yard drains and allowing stormwater into the sanitary sewer main which is a violation of the USEPA's Clean Water Act.
- Roof/yard drains are strictly prohibited. Roof/yard drains that allow stormwater to enter the sanitary sewer system is a violation of the USEPA's Clean Water Act and will be reported immediately to PADEP and/or EPA for regulatory action and civil penalties.
- NO sump pumps, condensate lines, pool cover drains or any other source of non-sanitary sewage shall be permitted to be discharged to the sanitary sewer system whether it be by direct or indirect connection.



You may request an easement inspection by filling out the inspection request form on our website and submitting it to LBCJMA's address listed above. **LBCJMA reserves the right to update and/or clarify these requirements at any time. Visit www.lbcjma.com for the most up to date information.**