

Water and Sanitary Sewer Design Manual



SECTION 3 – EASEMENT REQUIREMENTS

3.1 General

- A. The following requirements apply to ALL public water lines and sanitary sewer mains that are not installed within public rights-of-way.
1. Water lines and sanitary sewer mains shall be located within a designated permanent water and/or permanent sanitary sewer easement. Shared general utility easements, combining water/sewer and franchise utilities, are NOT permitted.
 2. Water lines and sanitary sewer mains shall be located in the center of an easement.
 3. Buildings, structures or other obstructions, including trees, shrubs, or other woody growths are not allowed within public water and sanitary sewer easements without the express written consent of the WUSD or an executed encroachment agreement with the City. Refer to the *Waco Development Guide, latest edition* for encroachment agreement requirements.
 4. No filling or excavation shall take place within a water or sanitary sewer easement without the express written approval from the WUSD.
 5. Easements may be defined as part of a recorded plat.
 6. Easements not defined as part of a recorded plat must be dedicated to the City on standard forms provided by the City and include a metes & bounds description, along with an easement exhibit that is signed and sealed by a Texas Registered Professional Land Surveyor (RPLS).
 7. All easements, and associated plats, must be filed and recorded with the County Clerk's office prior to FINAL acceptance of the utility.

3.2 Permanent Easements

A. Minimum Clearances:

1. Vertical - The minimum vertical clearance above the ground surface of any water or sanitary sewer easement is 25 feet. This allows typical construction equipment clearance to maneuver during maintenance and repair operations.
2. Horizontal - The minimum horizontal clearance between proposed lines and existing/proposed foundations, piers, or other vertical structures shall be 10 feet, as measured from outside edge to outside edge, or as otherwise designated by the City due to depth or pipe size. Acceptable clearance for access and use of equipment must be considered.

B. Minimum Easement Widths:

1. For water lines and sanitary sewer mains \leq 12-inches, and at a maximum depth of 15 feet (measured from the ground surface to the bottom of the pipe), the following minimum easement widths shall apply:
 - a. A minimum of 10 feet is required between a water line or a sanitary sewer main centerline and the outer edge of the easement.

- b. When located along a shared lot line, a minimum easement width of 10 feet is required on each lot (20 feet total).
 - c. When wholly contained on one lot, or parcel, a minimum easement width of 20 feet is required.
2. For water lines and sanitary sewer mains > 12-inches, and at a maximum depth of 15 feet (measured from the ground surface to the bottom of the pipe), the following table shall apply:

Table 3.2.1 Minimum Easement Widths

Type	Nominal Diameter (inches)	Easement Width (Feet)
Water Line	16-inch	20
	24-inch to 30-inch	30
	≥ 36-inch	35
Sanitary Sewer Main	15-inch	20
	18-inch to 30-inch	30
	≥ 36-inch	35

3. For water lines and sanitary sewer mains greater than 15 feet in depth, the required easement width shall be as determined by the WUSD.

3.3 Temporary Construction Easements

Temporary construction easements shall be required where additional space is needed for construction ingress, egress, and the storage of construction materials. The typical temporary construction easement minimum width is 25 feet. Additional space requirements shall be as determined by the Engineer AND the WUSD.