



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Legislation Details (With Text)

File #: 13-0053 **Version:** 1 **Name:**
Type: Abstract/Resolution **Status:** Consent Agenda
File created: 2/27/2013 **In control:** Board of Aldermen
On agenda: 3/5/2013 **Final action:**
Title: 408 Lloyd Street Sewer Easement Granting for 308 Broad Street Sewer Service
PURPOSE: Mr. Clarence Payne, owner of the property at 307 Broad Street (PIN 9778975675), as represented by Wayne Hadler, attorney, is requesting that the Town grant a 10' private sewer lateral easement across Town property located at 408 Lloyd Street (PIN 9778974626) to provide access to OWASA sewer services.

Indexes:

Code sections:

Attachments: [RESOLUTION OF THE TOWN OF CARRBORO BOARD OF ALDERMEN AUTHORIZING THE 307 Broad Street Attachments](#)

Date	Ver.	Action By	Action	Result
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TITLE:

Title

408 Lloyd Street Sewer Easement Granting for 308 Broad Street Sewer Service

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Body

DEPARTMENT:Planning

CONTACT INFORMATION: Jeff Kleaveland, 918-7332

INFORMATION:The lot at 307 Broad Street does not currently have access to sewer service as the OWASA main does not run in front of the lot in the Broad Street right-of-way (Attachment B). However, the lot is contiguous to Town property which has an OWASA sewer main that could serve the Broad Street property provided that the Town grants a 10 foot private sewer easement for the service lateral. Note that the lot layout shown on Attachment B has since changed (pending recording of a plat), thus making the easement entirely on Town property. Please review the attorney's letter requesting the easement; this document also shows a profile of the proposed sewer service base based upon field survey (Attachment C). Note that the applicant has explored purchasing an easement from the owner of the adjacent private lot but the asking price is prohibitively expensive. Also note that the proposed alignment of the service has been reviewed and approved by OWASA (Attachments D). The Town Engineer, Public Works and the Environmental Planner have reviewed the proposal. The elevations of the existing sewer main and the adjacent 48" storm drain pipe do not present a connection conflict for the sewer lateral though the addition of the sewer service on the Town lot has the potential to conflict with future plans for the Town lot which may include day-lighting the 48" storm drain into a natural channel which would serve the water quality objectives of the Town. At this time however, plans for this day-lighting have not been devised. Please read the attached emails for further details (Attachments D). In staff discussion, it was agreed that the proposed sewer service and easement could be allowed, provided that the pipe is ductile iron. In addition, it was

decided best that the ductile iron portion of the pipe be extended onto the private property to at least the limits of the stream buffer. A ductile iron service will not preclude regrading of the site as they retrofitted to be made aerial if the need arises. As the easement document is written, the Town assumes any future costs to installation (not continued maintenance) of such realignment. There is no mechanism to require of the applicant a bond for future plans that do not exist. The Town Engineer estimates that the installed cost of a 4" ductile iron sewer service is approximately \$35.00 per lineal foot. The easement document is also written to give the Town whatever flexibility is needed in relocating the sewer easement and lateral if plans call for such action. Note that by granting this easement, the Town is allowing this service to be installed and thereby forfeits the ability in the future to undo the easement.

FISCAL IMPACT:N/A

RECOMMENDATION:If the Board finds this granting of the easement acceptable they may adopt the attached resolution subject to the following condition; (Attachment A) • That prior to recording of the easement plat that the previously approved recombination of the 408 and 410 Lloyd Street properties is recorded.