

CIVIL COMMENTS COMPLETE -- EA (20251112)

RIGHT-OF-WAY, EASEMENTS, AND ACCESS

Types of Easements

CORE generally uses two types of easements:

- A platted/dedicated easement is provided to CORE by virtue of a dedication statement for every platted subdivision. A five-foot (5') side lot and ten-foot (10') rear lot easement are typical platted easements. In some cases, a front lot design will require a dedication of fifteen-foot (15') easement on the front lot. However, if the subdivision is served by overhead facilities or if larger easements are necessary, CORE will require additional easements.
- CORE requires the member to grant, at no cost to CORE, easements for power lines and any associated equipment prior to installation of any CORE facilities. In the event CORE is required to cross property other than that of the member requesting service, the new member will be required to obtain all easements. Please note that all CORE easements require a surveyor stamped legal description and exhibit to be provided for documentation.

Access to Utility Easements

Periodically CORE may need to access facilities within the utility easement. Therefore, CORE requires reasonable access to facilities. Grade may not exceed 15% within underground utility easements. To access facilities, CORE may use existing roads, driveways and/or entrance thru fenced yards.

General Restrictions on Easements/Right-of-Way

- To comply with NESC requirements, easement and right-of-way grades cannot be changed more than six inches (6") by excavation or filling without prior written approval of all utility companies involved. Full cost of any necessary alteration or relocation of utility lines will be borne by the member requesting the change.
- Fences and landscaping may be installed on utility easements, except where such materials would prevent access to utility lines or conflict with utility equipment. Fences may not be attached to CORE facilities.

Propane, well, leach fields, permanent structures or buildings are not allowed within the utility easement, below CORE's overhead conductors, or above CORE's underground cables.

- Private electric, gas, water and sewer facilities may not be installed within easements.
- Grade may not exceed 15% within underground utility easements for the installation, replacement and maintenance of electric facilities.