

**LAND USE RESTRICTIONS FOR EASEMENTS AND
OTHER USE RESTRICTED AREAS
July 2002**

The following restrictions apply to any of the following areas:

A. Drainage Easements

No structures, trees, shrubs or obstacles of any kind shall be installed within the limits of the drainage easements and such prohibition shall be recorded as such in the easement deeds. Fences may be constructed in drainage easements under Lawrence Township jurisdiction if the following conditions are met:

- a) Fence must cross easement at 90° angle.
- b) Access opening 16' in width must be provided via either removable sections or gates.
- c) Lower edge of fence must be minimum 6" above the ground for width of the easement.
- d) No other structures, grade alterations or landscaping may be installed in the easement.
- e) Access for Township personnel will be provided upon reasonable notice. Owner is responsible for removing fence sections, unlocking gates, etc.
- f) Fence may not be constructed directly above a drainage pipe along a property line.
- g) An agreement summarizing the above conditions must be recorded in the Mercer County Clerk's office. Proof of recording is required prior to issuance of a building permit.

Fences may be constructed in easements under other agency jurisdiction if written authorization from easement owner is provided.

B. Conservation Easements

TYPE I - Conservation easement imposed for tree preservation

Fences are permitted (no other structures, disturbance, etc.). Tree removal and land disturbance for installation of the fence must be minimized, any vegetation to be removed must be identified for Township inspection **prior to removal**. If there are any other easements, fence must conform to additional requirements.

TYPE II - Conservation easement imposed for environmental reasons (wetlands, stream encroachment).

These areas shall remain in their natural, undisturbed state. There shall be no regrading or clearing (except with hand tools for minor underbrush or dead trees). Landscaping and landscaping maintenance is permitted unless prohibited by other regulations governing lands included within the conservation easements (i.e. state and/or federal regulations governing wetlands or flood plains, etc.).

C. Sight Triangles

These areas shall remain open for the unobstructed view of motorists at street and/or driveway intersections. There shall be no regrading or installation of any plantings or structure that is over 30 inches high or hangs (including tree branches) lower than 10 feet high except for street signs, fire hydrants and light standards. Shrubbery and tree branches shall be trimmed to avoid any obstruction between those two heights.

D. Utility Easements (for Utility Companies or Authorities)

These easements (for utilities such as water or sanitary sewer) shall be subject to the rules, regulations and policies of the appropriate utility company or authority.

E. Other Land Use Restrictions

Land use restrictions by other governmental agencies (i.e. State and/or federal regulations governing wetlands or flood plains, etc.) shall apply. The rules, regulations and policies of those agencies shall be met and all appropriate permits and/or approvals shall be obtained.