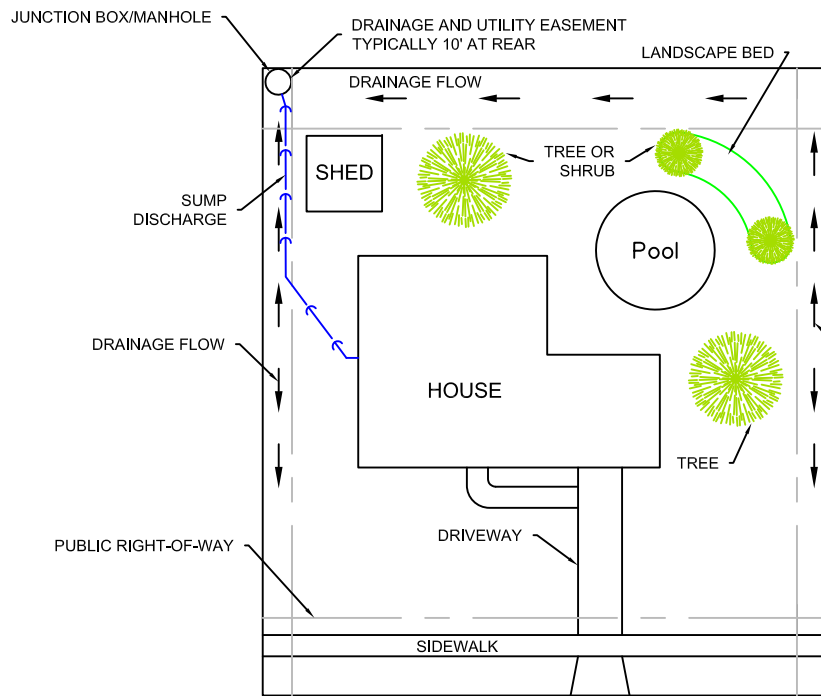


Allowable Improvements for Residential Property

EX 1: ACCEPTABLE FEATURE PLACEMENT

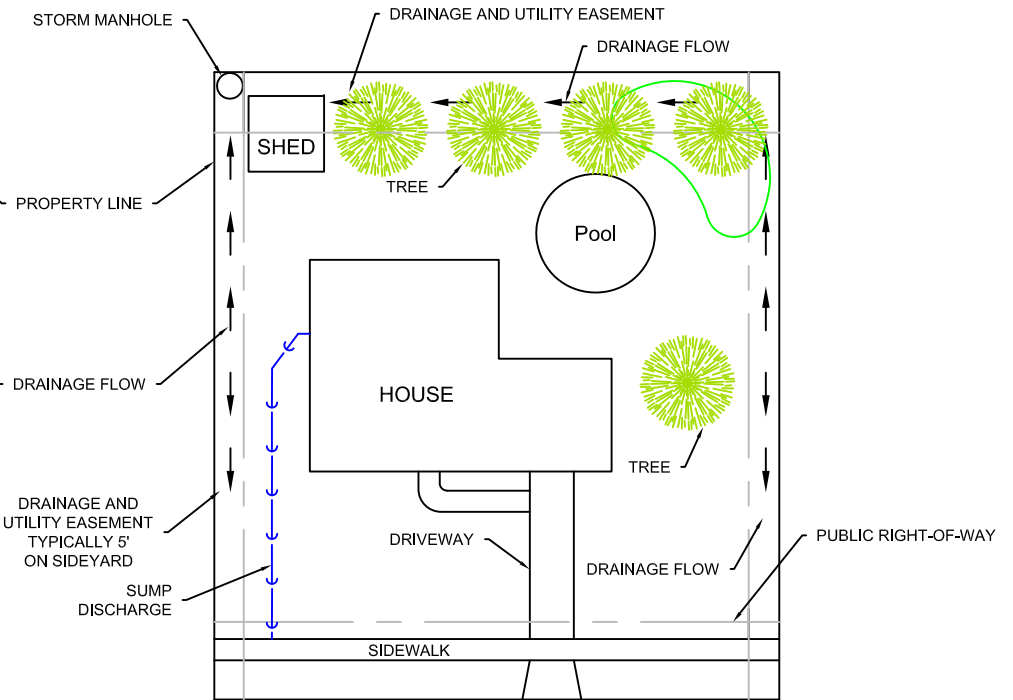


EXAMPLE 1 ILLUSTRATES ALLOWABLE PLACEMENT OF MANY TYPICAL STRUCTURES FOUND IN BACKYARDS THAT ARE PLACED IN SUCH A WAY THAT THEY DO NOT CROSS INTO THE DRAINAGE AND UTILITY EASEMENT WHICH THEY TYPICALLY FOLLOW THE REAR AND SIDE YARD PROPERTY LINES.

STORMWATER DRAINAGE SWALES ARE TYPICALLY BUILT IN THE DRAINAGE AND UTILITY EASEMENT TO PROVIDE ADEQUATE AREA TO CONVEY WATER AWAY FROM THE PROPERTY. STRUCTURES THAT ARE BUILT IN THE EASEMENT CAN INTERRUPT THE CONVEYANCE OF STORMWATER AND CAUSE LOCALIZED PONDING AND FLOODING. IN ADDITION, ALL FENCES MUST BE ELEVATED A MINIMUM OF 3 INCHES FROM THE GROUND IN AREAS THAT STORMWATER FLOWS UNDER IT TO ALLOW FREE FLOW OF THE STORMWATER TO DRAINAGE FACILITIES.

SUMP PUMP - CONNECT TO STORM SEWER WHERE AVAILABLE INTO "JUNCTION BOX/MANHOLE". WHERE NO JUNCTION BOX IS AVAILABLE DISCHARGE A MINIMUM OF 10-FT FROM THE PROPERTY LINES AND ROW/SIDEWALK. CITY PERMIT IS REQUIRED FOR SUMP PUMP CONNECTION.

EX 2: UNACCEPTABLE FEATURE PLACEMENT



EXAMPLE 2 ILLUSTRATES THE IMPROPER PLACEMENT OF STRUCTURES IN THE YARD. THE CITY CODE PROHIBITS STRUCTURES IN EASEMENTS AND THE DRAINAGE EASEMENT LANGUAGE DOES NOT PERMIT ANY LANDSCAPING IN AN EASEMENT THAT ALTERS THE CONVEYANCE OF STORMWATER IN THE EASEMENT.

LANDSCAPING FEATURES SUCH AS LANDSCAPE BEDS, TREES, AND POOLS ARE SHOWN IN THE EASEMENT AREA. EXAMPLES OF COMMON DRAINAGE PROBLEMS THAT CITY STAFF OBSERVE: AS TREES MATURE THEIR ROOT BALLS PUSH UP WHICH CAN ADJUST DRAINAGE SWALES OVER TIME BLOCKING CONVEYANCE OF STORMWATER AND RESULTING IN SOGGY/WET BACKYARDS.

LANDSCAPE BEDS ARE TYPICALLY ELEVATED A FEW INCHES ABOVE THE ADJACENT AREA WHICH CAN BLOCK CONVEYANCE OF STORMWATER. IF THEY ARE NOT ELEVATED, STORMWATER CAN WASH AWAY SOIL AND MULCH CAUSING BLOCKAGE DOWNSTREAM. BLOCKED DRAINAGE WAYS CAN RESULT IN LOCALIZED FLOODING WHEN STORMWATER CAN'T FLOW AWAY FROM THE HOUSE OR WHEN THE SEWERS BACK UP.

