

APPENDIX J

HYDROLOGY AND DRAINAGE ITEMS	
	Show a 10-ft graded and stabilized vehicular access path – no steeper than 20% (5:1 slope) – within a 20-ft easement to all stormwater management facilities. Use a 30-ft combined easement when combined with a sanitary or drainage easement. A 20-ft access easement shall completely encircle the 100-year ponding extent of the stormwater management facility unless otherwise permitted through the Community Development Department. Show a 5-ft high permanent fence and 10-ft wide gate outside the 20-ft access easement, and a 10-ft landscape strip around the fence. Adequate access should be extended to all portions of the facility that require frequent inspection and maintenance (e.g. dams, walls, pipe outfalls, sediment forebays, permanent pools, outlet control structures, energy dissipation measures). No facility shall be completely walled, without providing adequate access to the bottom of the facility.
	State the following ponding elevations and volumes on the plans as applicable: <ul style="list-style-type: none"> • Runoff Reduction/Water Quality, • Channel Protection (1-year), • 25-year and 100-year storm events.
	Wherever possible, avoid creating or increasing concentrated discharges of stormwater. All such discharges shall not cause flooding, erosion, or other damage.
	When serving more than three lots, stormwater management facilities shall be located on a separate parcel where no home can be constructed.
	Lowest floor elevation shall be a minimum of 3 feet above the 100-year flood elevation of the nearest stormwater management facility.
	Provide design engineer's professional seal, signature and date on plans and report.
	Provide access inside outlet control structure with manhole steps.
	Identify wetlands and state waters within and near the site, or provide a statement that there are none.