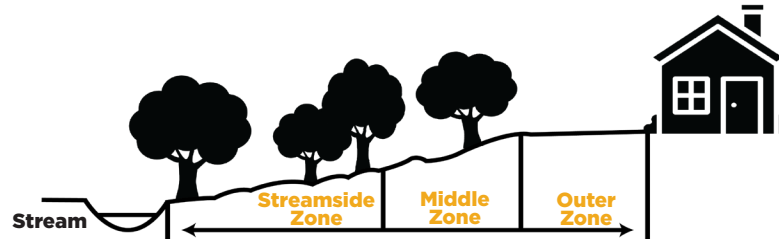


STREAM BUFFER AND SETBACK REGULATIONS



Guidelines for Development Project Applications

A Buffer Plan approved by the City is required for all projects where development or redevelopment is to occur on property that includes or is adjacent to a stream. This applies to platting, re-platted, developing un-platted parcels, and building permits.



A stream buffer consists of a strip of land extending along both sides of a stream including slopes greater than fifteen percent (15%). The buffer widths are based on the stream order as shown on the Stream Order Map adopted by the City.

Stream Order	Streamside Zone	Middle Zone	Outer Zone	Total Buffer Width (each side)
First Order	35'	25'	25'	85'
Second Order	35'	45'	25'	105'
Third Order	35'	65'	25'	125'
Fourth Order	35'	90'	25'	150'

Grading, engineering, and final development plans must include a Stream Buffer Plan with the following information:

- A location or vicinity map showing the limits of the FEMA-delineated 100-year floodplain.
- Stream location (including up to 150' from the property line) and delineation of any adjacent areas with slope greater than fifteen percent (15%) with the percentage slope shown.
- Labels for the stream buffer zones and any structures or activities by the zone where they are to be located, such as fencing and walking paths.
- Show the boundaries of the stream buffer on the final grading plan.

Before any grading, clearing or construction, install boundary markers for the stream buffer. Construction fencing must be placed at the outer edge of the middle zone and maintained throughout construction. The buffer is to remain undisturbed during construction.

A Stream Buffer Plan is required for all plats and minor subdivisions that are prepared for recording:

- Show the extent of any stream buffer on the subject property, including the delineation of the streamside, middle and outer zone;
- Provide a note to reference any stream buffer stating: "There shall be no clearing, grading, construction or disturbance of vegetation";
- Provide a note to reference any conservation easements governing all stream buffer areas stating: "Any stream buffer shown hereon is subject to conservation easements that restrict disturbance and use of these areas."
- Recorded conservation easements are to be referenced by book and page.

For further information, contact the Municipal Services Department at (816) 325-7711.