

CITY OF MISSION
MEMORANDUM

TO: RESIDENTS OF ALADDIN VILLAS SUBDIVISION
BUILDING CONTRACTORS, AND LANDSCAPERS

DATE: OCTOBER 29, 1993

SUBJ: ENFORCEMENT OF APPROVED DRAINAGE PLAN

A. PURPOSE OF THIS MEMO

This memo is to provide the residents of Aladdin Villas Subdivision and their contractors with a description of the Approved Drainage Plan for the Subdivision and the procedures for the enforcement of it.

Detailed requirements of the Plan that affect what can and cannot be done to private properties are listed below. This memo is an addendum to our Notice of 3/12/92, and is intended to clarify but not over-ride those contents.

B. STRUCTURAL IMPEDIMENTS TO DRAINAGE ARE NOT PERMITTED

1. The City streets of Aladdin Villas intentionally do not have curbs in order for the runoff to proceed from the streets to the rear of private lots (and not along the streets). There the runoff is collected by rear on-lot drain swales and then diverted to drainage inlets.
2. Any above-ground-surface timber, cinder and/or concrete curbs used for landscaping purposes will normally impede the runoff to the rear of the private properties. As such, above-ground-surface curbs are not permitted on any property boundary: front, side or rear.
3. For site-built homes (conventional homes), a minimum of 30% of the lot area must be 'open' or permeable where rainfall as well as some of the runoff from the street can soak into the ground. The use of solid plastic used for landscaping purposes is prohibited in the 30% area. Either perforated plastic or a permeable type of sheet can be used instead. Since both side-yard swales and rear swales in Aladdin Villas are relatively flat, they must be permeable so that water collected and detained in them can soak into the ground.
4. There can be no obstructions in any of the dedicated utility easements. This includes buildings, fences, shrubs, etc. The easement is for all utility companies to have their utility lines in, and thus must remain accessible. With the exception

of necessary utility structures such as electric transformers, meter pedestals, and sanitary sewer manholes, this rear easement must be free and open to collect, store, and eventually divert storm water to drainage inlets.

5. All drainage inlets must remain un-obstructed from gravel, timber, curbs, etc., in order for the incoming runoff to drain into.

C. REAR ON-LOT DRAIN SWALES ARE REQUIRED

1. Attached as 'Exhibit A' is the typical rear on-lot drain swale that all interior (not located along outer boundary of subdivision) lots are required to have. Swales function to collect, store, absorb and eventually conduct runoff to drainage inlets. Thus they should not be filled with earth, gravel or any material, but rather maintained by the property owner to at least the minimum depth and shape shown in Exhibit A. Sanitary sewer manholes are intentionally placed at substantially higher elevations than the swale elevation, so that water in the swale will not enter the sanitary sewer through the manhole.
2. As shown in Exhibit A, cross berms 4-inches high x 12-inches wide are required at locations designated by X's on the accompanying map in Exhibit A. These berms act as small dams to detain and store storm water in the swales for absorption and percolation into the ground with reduced runoff. For properties having deep side-yard swales, the length of these 4-inch-high cross berms must extend 2 or more feet in each direction from the X into the side-yard swales so that the cross berms are effective in impounding water.

D. SIDE-YARD SWALES ARE REQUIRED

1. Attached 'Exhibit B' shows typical side-yard swales that are needed along the areas between the sides of houses to conduct runoff from the streets to the rear on-lot drain swale. Starting at the elevation of the street gutter in front of the residence, each side-yard swale must have at least 1.5 inches fall from the gutter to the center of the rear on-lot drain swale.
2. For stability and safety, the slopes of the sides of this swale must not exceed 1 vertical to 3 horizontal as shown in Exhibit B. Also shown is the minimum permeable width of 1.5 feet on each side of the side property line (3.0 feet total total permeable width) that is required to provide absorption of runoff. The elevation of any concrete sidewalks, runners or driveways on the remainder of the side setback must be low enough to accommodate these Side-Yard Swale specifications.

E. 'BOUNDARY BERM WITH DITCH' IS REQUIRED ON BOUNDARY (PERIMETER) LOTS OF SUBDIVISION

1. With the exception of boundary lots along Gemini Street, all other boundary lots are required to have a Boundary Berm with ditch as shown in 'Exhibit C'. On lots 20 through 25 and 50 through 58 of Phase II, the 18-inch-high berm shown in 'Exhibit C' is required, but a ditch depth less than 18-inches is acceptable.
2. The 4-in-high cross berms shown in Exhibit C are required at locations designated by O's on the map accompanying Exhibit A. For a property having a deep side-yard swale at a location designated by an O, the length of the 4-inch-high cross berm must extend 1 foot or more into the side-yard swale so that the cross berm is effective in impounding water.
3. The side-yard swales shown in Exhibit B are required on boundary lots to conduct runoff from the street to the rear boundary berm with ditch.
4. Boundary lots along Gemini Street have no boundary berm with ditch and approval of lot drainage plans on an individual basis is required.

F. ENFORCEMENT

1. New homes under construction, or those to be built, will not receive final clearance until they are in compliance with the approved drainage plan requirements which are described above.
2. An annual field check of easements, setbacks, swales, berms, and storm sewers and their inlets will be conducted by appropriate City Staff. On a lot where a violation is found, City Staff will inform the Property Owner in writing and the property owner will be given a specific amount of time in which to correct the violation and comply with the approved drainage plan. Then if the violation is still not corrected, the City of Mission Code Compliance Officer will seek legal resolution of the violation.
3. The City and the Architectural Control Committee of Aladdin Villas will attempt to maximize cooperation by closely monitoring development in Aladdin Villas including landscaping, fencing, and other matters affecting the integrity of the approved drainage plan for the subdivision.
4. While many alternative, innovative landscaping practices, structures and materials can provide desirable drainage features, the use of them does not substitute for the swale, berm, and permeability requirements set forth in this memorandum.

The contact for the City of Mission are the following:

Swales, Drainage, Plastic Sheeting---David Ramirez, Street Dir.
(580-8678)

Buildings, Construction---Jaime Sanchez, Inspections Dept.
(580-8691)

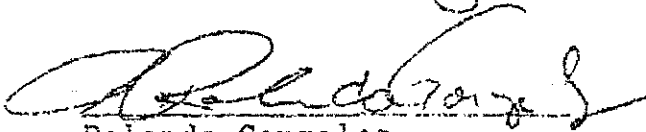
Fencing Easements-----Juan Barrera, Public Works Dept.
(580-8780)


Fred L. Kurth, City Engineer

11/4/93
Date

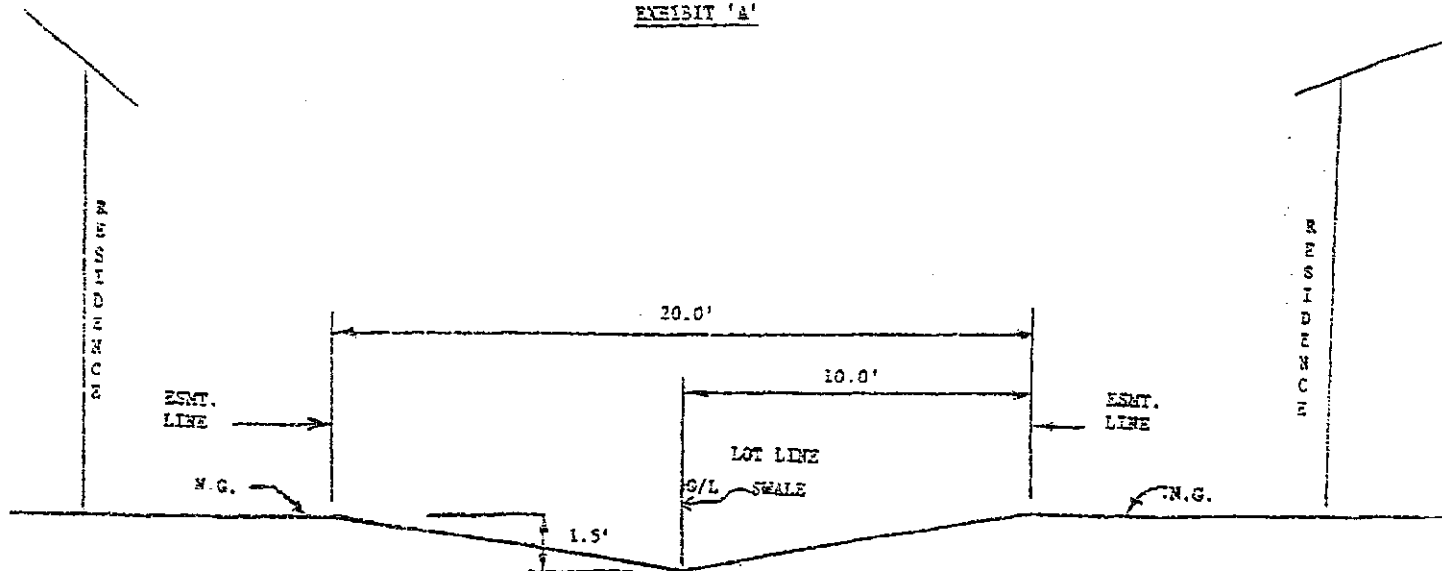

David Ramirez, Streets Dir.

11-4-93
Date


Rolando Gonzalez
Interim City Manager

11/12/93
Date

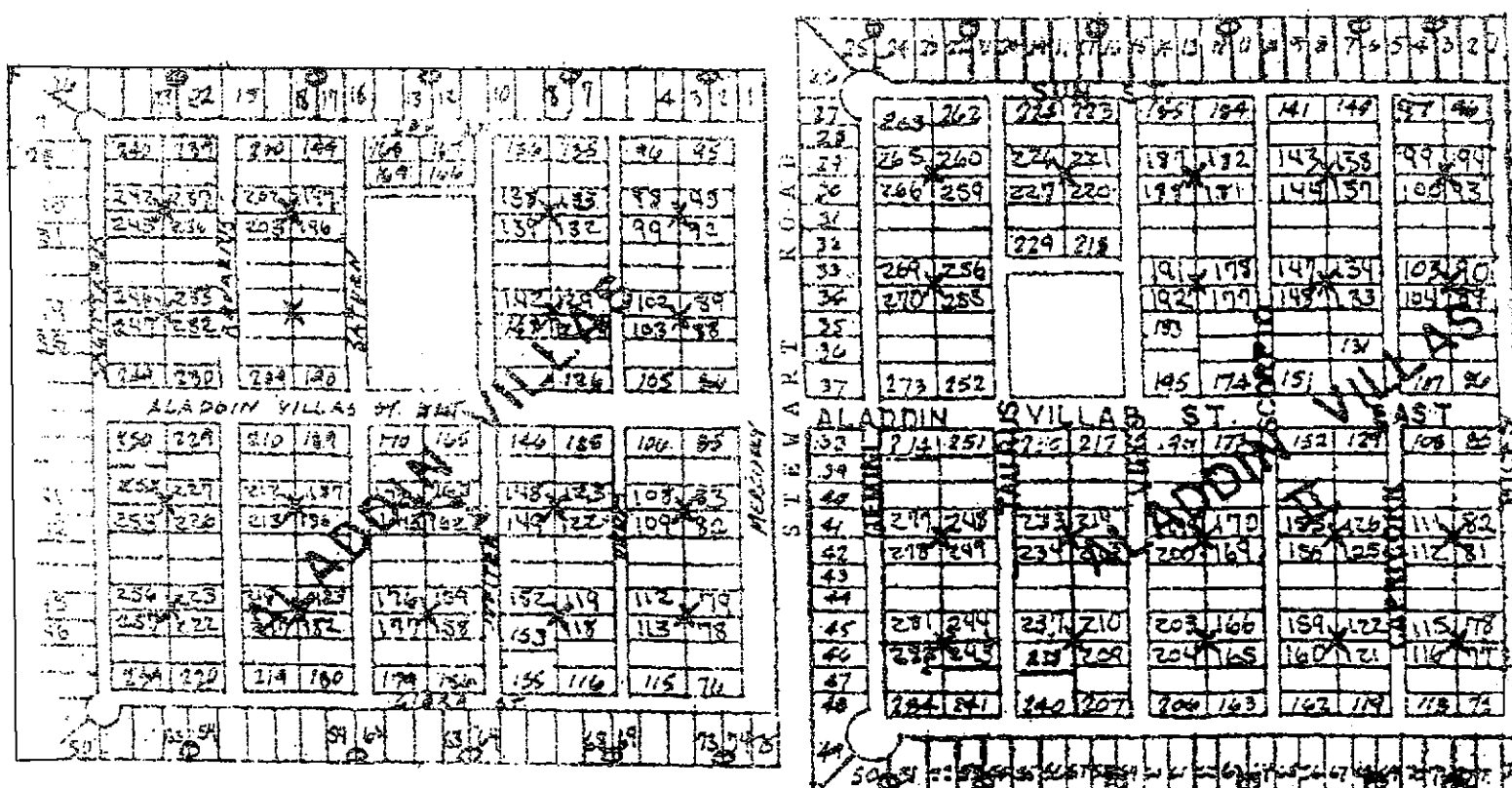
EXHIBIT 'A'



TYPICAL ON LOT DRAIN SWALE

PHASE I

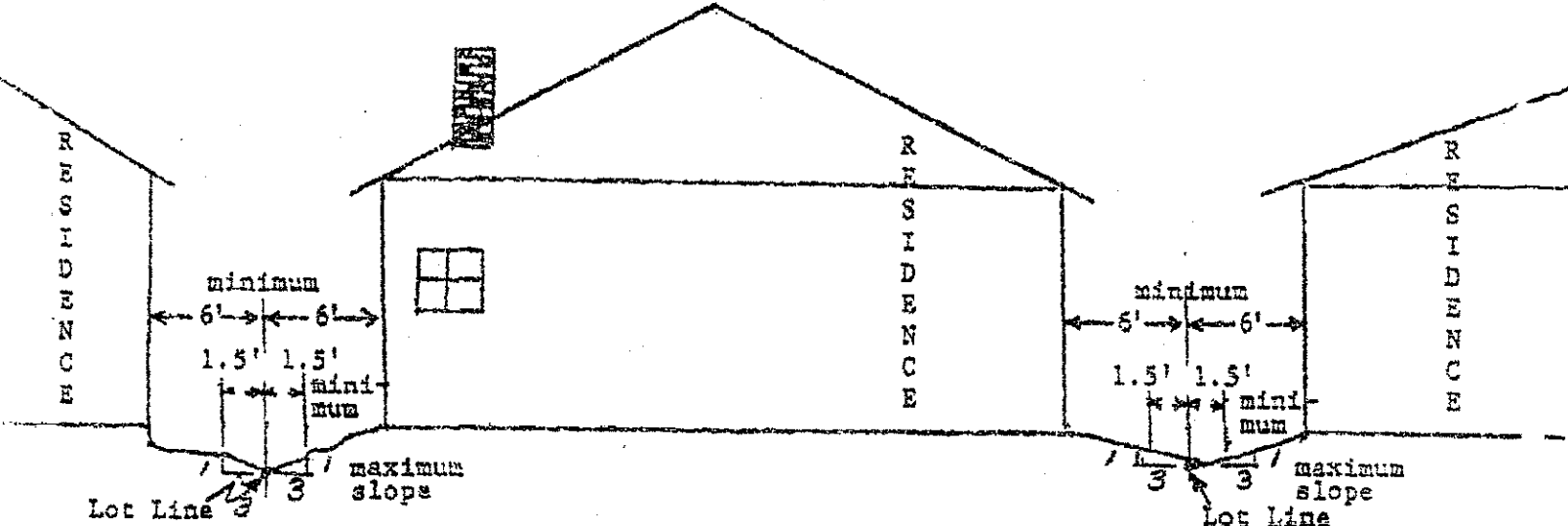
PHASE II



BERMED AREAS

MAP

EXHIBIT 'B'



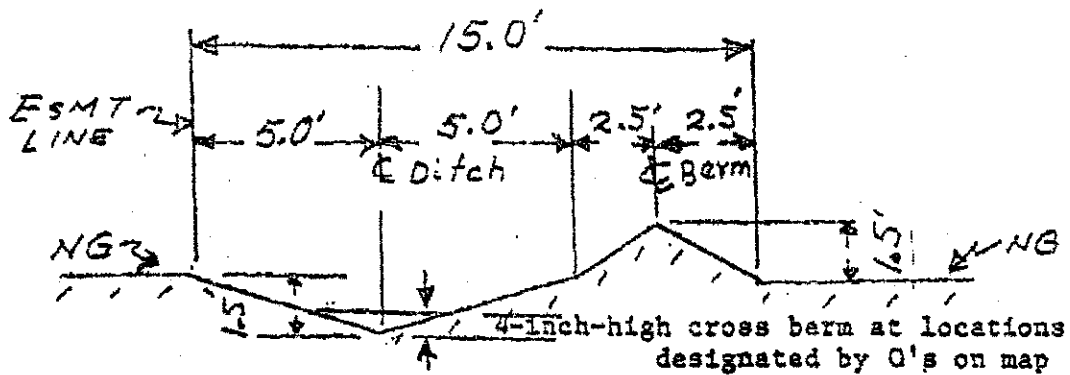
Lot Line

Lot Line

Each Side-Yard Swale Shall Have 1.5-Inch Minimum Fall From Street Gutter To Center of Rear On-Lot Drain Swale.

TYPICAL SIDE-YARD SWALES

EXHIBIT 'C'



TYPICAL BOUNDARY BERM W/DITCH

MEMORANDUM

Date: September 20, 1998
To: Residents of Aladdin Villas Subdivision,
Building Contractors, and Landscapers
CC: Staff
From: Fred L. Kurth, P.E., R.P.S. *JK*
Subject: Enforcement of Approved Drainage Plan

The purpose of the this memo is to be an addendum to our notice of 3/12/92 and again on 10/29/93 that is intended to clarify detailed requirements of the subdivision's drainage plan.

Paragraph B.2 of the October 29, 1993 memo refers to "above-ground-surface" landscaping materials that will impede flow of water in the swales and therefore are not permitted. However, we have verbally stated and allowed by permit timbers and cinder and/or concrete curbs if said materials are at or below the grades established to flow from the street curbs to the rear drainage swales or along the rear drainage swales. Also, an alternative method to drain from the street curbs to the rear swales, such as an inlet with pipe, may be proposed to be installed through the permit process. The City will evaluate the proposal and permit on a case by case basis.

Again, the City appreciates the efforts of the residents and Properties Committee Members in their assistance in enforcing the Approved Drainage Plan to provide for a safe and drained subdivision.

MEMORANDUM

Date: July 9, 2012
From: Sergio Zavala, City of Mission, Planning Director
Re: Aladdin Villas Drainage Enforcement

...above surface curbs may or may not be permitted by the City of Mission as assessed on a case by case basis with particular emphasis on area storm improvements that may have occurred in the general vicinity of the specific proposal.

This amendment would allow the city flexibility to realistically allow AV to use aesthetic landscaping where the drainage has been approved, but may not be allowed where such improvements are pending future construction...regardless, it is a common sense approach to a possible landscaping measure that is rarely seen in Aladdin Villas these days.