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Residential Subdivision Building Regulations

Overview

This document (Regulations) contains the requirements for home improvement projects for a residential property on the Stanford campus. These Regulations are separate and distinct from Santa Clara County's Zoning Ordinance. The purpose of these Regulations is to guide Lessees toward successful solutions to their needs and to maintain the attractive natural quality and character of the residential neighborhoods. These Regulations apply to all residential leaseholds. In addition to these Regulations, Lessees should refer to their Ground Lease for specific provisions pertaining to their own property. For Peter Coutts and Pearce Mitchell, refer to the Covenants, Conditions and Restrictions for other restrictions.

Contact Faculty Staff Housing (FSH) to confirm that the cover sheet issue date is the most current edition of these Regulations.

Stanford's Review and Approval Process

All projects need to be reviewed and approved by FSH in order to protect Stanford against mechanics' liens (see Appendix A for a definition of a mechanics' lien). The approval steps are as follows:

1. Complete a Residential Subdivision Project Application. The application and supporting documentation are available at the FSH Office or FSH website.
2. Prepare a check made payable to Stanford University.

3. Submit the application, check, and three copies of plans (if required) to the FSH Office. The plans should be the complete set that is being submitted to the County for a building permit.

Additional information regarding the home improvement process is available in the Home Improvement Projects Frequently Asked Questions (FAQ) which is available from the FSH Office or FSH website.

The submittal of a completed application initiates Stanford's review of your project in compliance with these Regulations and initiates Stanford's process of posting and recording a Notice of Non-Responsibility.

Notice of Non-Responsibility

The Notice of Non-Responsibility is a legal document that provides notification to interested parties that the project is the financial responsibility of the lessee, not the University. The Notice also provides notification to interested parties that liens can be secured only to the leasehold (i.e. building and improvements) and not to the fee interest (i.e. land) of the property. The Notice of Non-Responsibility needs to be recorded with the County regardless of a project's need for a County building permit.

Stanford University, as landowner, in compliance with the California Civil Code, is responsible for posting a copy of the Notice of Non-Responsibility in "some conspicuous place on the site" before construction begins. A member of FSH will post a Notice within 10 days after FSH has "obtained knowledge of the work of improvement." The Notice must remain posted during the entire period of construction.

Santa Clara County Approval Process

Stanford's Regulations are separate and distinct from Santa Clara County's Zoning Ordinances. Lessees must obtain approval from Santa Clara County for any project requiring a building permit. FSH approval is required before a permit application can be submitted to the County. FSH reviews plans only for compliance with these Regulations. FSH will notify each Lessee, in writing, when the project is either approved or denied. A copy of the written approval or denial will be sent to the County of Santa Clara Building Inspection Office. It is the responsibility of the Lessees and/or their representative to review and comply with all Santa Clara County requirements, as well as all state and local building codes. Santa Clara County will not accept plans for permit without the FSH approval stamp on each page.

Underground Utilities

Call Underground Services Alert at least 48 hours (two working days) prior to the start of construction at Underground Services Alert ("USA") 1-800-642-2444.

USA will then notify PG&E, SBC, Maps and Records and any other affected utilities services. USA will visit the site to mark underground utility locations to avoid any damage and/or loss of service that might be caused by the construction. Maps of existing utility locations, if available, are filed at Maps and Records. Utility maps are filed separately from building plans and should be specifically requested for any excavation work.

Notification of Neighbors

As a courtesy, Lessees are encouraged to notify neighbors of impending construction activity. Sudden construction activity without prior warning can be upsetting to neighbors.

Definitions

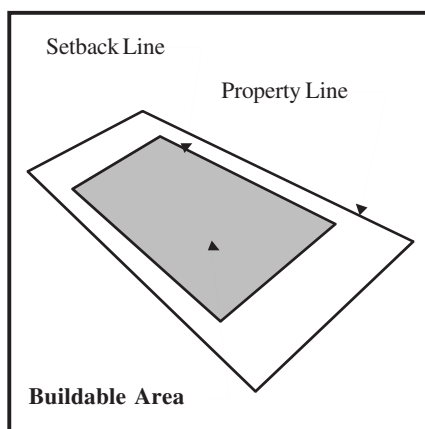
For definitions of terms used in this document, please refer to Appendix A.

General Building Regulations

SUBDIVISION OF LOTS

Subdivision of lots by Lessees is not permitted.

BUILDABLE AREA / SETBACKS



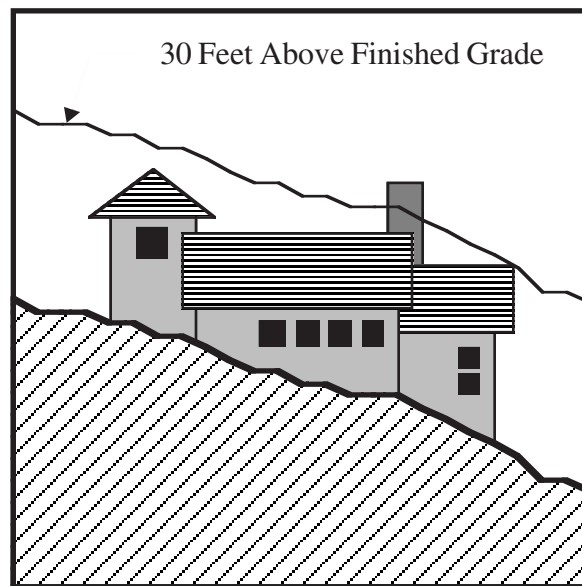
Each lot has a buildable area established by its front, rear, and side setbacks. This defines where a structure may be built. Buildable areas are established to assure that adequate spacing is maintained between a house and neighboring structures and rights-of-way. All structures including accessory buildings, decks over twelve (12) inches in height, covered walks, breezeways, and trellises must be located within the buildable area with the following exception: Eaves and roof overhangs may extend up to two (2) feet into the setbacks.

Setbacks vary for each lot. Corner lots are subject to special setback restrictions. Contact FSH for assistance in determining the Stanford setbacks for your lot. For any given lot, Stanford's setbacks are usually more restrictive than those of Santa Clara County. In order to obtain Stanford's approval, plans must conform to the Stanford setbacks.

HEIGHT RESTRICTIONS

All structures are subject to a maximum height limit. The following restrictions apply to all residential properties:

The maximum height is thirty (30) feet. On flat ground, buildings are measured vertically from the exterior final grade at the foundation to the building's highest point. On sloping lots, height is measured vertically to a hypothetical surface parallel to the final grade. Refer to the diagram below. Antennas, chimneys and flues may extend up to 32 feet in height.



Lessees should also confirm height requirements with Santa Clara County and check their Ground Lease to ensure there are no other height restrictions that apply to the property.

GARAGES, CARPORTS, AND DRIVEWAYS

Each residence shall have a garage or carport or combination thereof. Each residence must provide for a minimum of one covered and one uncovered parking space within the buildable area. In the Hill Site Subdivision, residents should refer to their building guidelines for parking requirements. A legal parking space must have the dimensions of eight and one-half (8.5) feet in width by eighteen (18) feet long with a vertical clearance of seven and one-half (7.5) feet. Tandem parking where one car parks behind another is allowed.

For a covered parking space, a garage or permanently roofed carport qualifies if it meets the minimum dimensions stated above. Open trellising, canvas, or plastic panel coverings do not meet the requirements for covered parking. Covered parking must be located within the buildable area.

Single-use driveways must have a minimum paved width of eight (8) feet. The parking surface must be concrete, asphalt or other properly engineered and stabilized material. Gravel is not permitted except with FSH approval.

The following requirements apply to all driveways:

For all new construction, the total width of the curb cut for a driveway or driveways may not exceed ten (10) feet per opening or twenty (20) feet total per lot.

Curbing and sidewalks shall be saw cut and replaced with driveways in accordance with Santa Clara County standards.

The portion of a driveway that crosses a concrete sidewalk shall be concrete for the width of the sidewalk.

Driveways shall be designed to avoid the removal of existing trees.

See Appendix E for additional regulations.

Lessees planning to build driveways used by more than one residence should check with Santa Clara County for special requirements.

ROOFS

Since a roof may be visible from other parts of the campus, it is important that special attention be paid to its color and design. Sloping roofs are preferred, but flat roofs are acceptable. The following specific requirements apply to roofs and vents:

Plumbing vents and flue terminations for mechanical equipment should be combined and enclosed in chases whenever possible.

Red tile roofs are a key design feature of the Stanford campus. Any proposed red-tile roof covering must meet the Stanford standard. The standard is Gladding McBean "Cordova" style. Tile roofing that is not in the red palette may be any color with the approval of FSH.

Aerials, antennas and satellite dishes must conform to the height restrictions and require review by FSH. Lessee should refer to their Ground Lease for other restrictions. FSH will review all residential re-roofing projects. Applicant may be asked to provide an actual sample of roof material to FSH for review.

GRADING AND DRAINAGE

All grading for building pads should preserve or restore the natural shape of the land. To minimize the need for grading and to avoid high retaining walls at the base of buildings, cut is preferable to fill in the formation of the building pads. Excess fill must be removed from campus and deposited in an appropriate landfill. Drainage across neighboring properties is prohibited. All drainage must be to the street or to a Stanford maintained storm drainage system in accordance with Stanford University standards. Lessees are entirely responsible for installing and maintaining drainage systems to serve their own lots. See Appendix F for curb drain detail.

RETAINING WALLS

Exposed retaining walls at the bases of buildings and all landscape retaining walls may not exceed six (6) feet in height.

CONSTRUCTION ACCESS

Contractors may only use streets for bringing materials to the property and shall not cross any other property other than the one on which they are working. Repair of any damage to all rights-of-way or adjacent properties due to construction activities is the responsibility of the Lessee.

Special truck-weight limits are imposed on Junipero Serra Boulevard by Santa Clara County. Contractors must comply with weight limits established by the County. See Appendix D for a map of Stanford truck routes.

SERVICE LINES

All new utility service lines must be underground.

ACCESSORY BUILDINGS

Accessory buildings are separate structures detached by at least three (3) feet from the main house that serve an auxiliary function to the main structure. Accessory buildings include detached garages, carports, storage buildings, pool houses or equipment enclosures, gazebos, play structures, covered walks, etc. All accessory structures must be located within the buildable area with the following exception: Sheds used exclusively for storage purposes that are seven (7) feet high or less are allowed only in the side or rear setbacks, not the front setback.

Any outdoor storage area, including those in carports, must be suitably enclosed so that the contents are not visible from the street or to neighbors.

WALLS AND FENCES

Walls and fences located outside of the buildable area must be reviewed and approved by FSH. The following requirements apply to all fences and free-standing walls:

Fences are allowed in the side and rear setbacks to a maximum height of six (6) feet.

Fences are allowed on the property line in the side and rear setbacks if they are not adjacent to a street.

No fence is allowed within the front setback.

For corner lots, no fence is allowed in any setback adjacent to a street.

Fences on sloping sites should step down with the natural terrain. Any particular segment may have a maximum height of six feet six (6'6") inches provided the average height of the segment is six (6) feet.

Exposed chain link, barbed wire, or woven wire fences are not allowed. Woven wire or chain link fences covered with vegetation are acceptable.

Check with Santa Clara County for other special restrictions regarding fences, including sound barriers on Junipero Serra Boulevard.

SWIMMING POOLS, SPAS AND SPORTS COURTS

Swimming pools, spas and sports courts must conform to the following requirements:

Swimming pools, spas, equipment and sports courts shall be located within the buildable area, i.e., not in the front, rear, or side setback.

All pool and spa plans must show accessory structures, backwash drain provisions, fencing, dome enclosures and proposed changes in plantings, if any, in accordance with landscape requirements defined below.

All pool and spa areas shall be fully enclosed with fencing, a minimum of five (5) feet in height with self-locking gates. A wall or structure may constitute a part of the enclosure.

SECOND DWELLING UNITS

Second dwelling units are not permitted by Stanford in the residential subdivisions. Since dwelling units are defined as having a kitchen, a residence may have only one kitchen with cooking accommodations. A room with a sink, microwave oven, and refrigerator designed for recreational use, to aid in the care of an infirm person, or for rental, for example to a Stanford student, is not considered a second dwelling unit.

TRASH AND RECYCLING ENCLOSURES

Trash and recycling receptacles must be stored within the buildable area and must be enclosed and screened from the view of the street and adjoining properties by means of an enclosure of suitable design and dimensions. Storage sheds allowed in the setback areas are not acceptable for trash and recycling receptacles. Bins with yard waste and recycling are to be brought to the curb on the scheduled pick up day.

LANDSCAPE DESIGN AND TREES

The impact a project will have on the surrounding neighborhood is not limited to the effects created by buildings. Lawns, gardens, trees and other landscape elements, especially those along street frontages, have a significant impact. The following landscape regulations are intended to preserve the existing character of the area as much as possible and to help minimize the impact of new development.

The following are specific requirements regarding landscaping:

Wherever possible, drought-tolerant, Mediterranean-climate plants should be used to conserve water and energy. Refer to the attached Recommended Plant List and Prohibited Plant List in Appendices B and C.

Fence-like hedges within the front setback shall be no more than three (3) feet high.

On corner lots, to preserve sight lines for motorists, a plant restriction area shall be established by projecting the two curb lines to a point of intersection then forming a triangle fifty five (55) feet on each curb side. Within this area, ground cover and shrubbery shall not exceed twenty four (24) inches in height and tree limbs shall be no lower than eight (8) feet.

All trees to be removed must first have FSH approval. FSH may require replacement trees of a specific size at a more suitable location. Lessees should also check with Santa Clara County for its tree removal ordinance.

Caution should be exercised to avoid damage to trees that are planted along the front of properties as well as in the greenbelt area. Lessees are responsible for paying for replacement of damaged trees.

All street trees, those planted along the front of properties, are maintained by Stanford. Stanford has a specific street tree plan including size and species. Lessees should not remove any street trees. Questions regarding whether or not a tree qualifies as a street tree should be addressed to FSH.

VARIANCES

Where certain hardships exist, variances to these Regulations may be granted after review by FSH. Lessees must demonstrate hardship by documenting all of the following findings in writing:

The property for which the variance is sought is unique. Steep topography, poor drainage, or odd-shaped lots are examples of lots with unique circumstances.

Based on the uniqueness of the lot, the Lessee does not have the same development rights as owners of typical lots, and therefore suffers an unreasonable hardship.

Note: Existing building conditions, such as existing building setback encroachments, do not constitute an unreasonable hardship.

As determined by FSH, the granting of a variance will not be detrimental to the surrounding property owners or to the character of the neighborhood.

Lessees considering applying for a variance may make an appointment with FSH to discuss the likelihood of qualifying for a variance. The Lessee should bring a site plan, drawn to scale, showing property lines, all existing buildings on the subject property, the area proposed for addition, and footprints of buildings on neighboring lots.

When a variance application is made, FSH will notify affected neighbors within three hundred (300) feet of the subject property that a variance request has been made. Affected neighbors will be given two weeks to review the variance application at FSH and comment in writing on its impact to their property or neighborhood.

Variances must be approved by FSH in writing. Typically, variance requests will be processed within four (4) weeks. Variances from Santa Clara County standards must be processed separately through the County after review and approval by FSH.

Appendix A

DEFINITIONS

1. Accessory Buildings

Accessory buildings are defined as separate structures detached by at least three (3) feet from the main house but serving an auxiliary function to the main structure.

2. Buildable Area

The buildable area is the portion of a lot defined by its setbacks upon which a structure may be built.

3. Building

A building means any structure having a roof and designed for shelter or housing of any person or property.

4. Dwelling Unit

A dwelling unit means a building or portion thereof designed and used exclusively for residential occupancy.

5. Second Dwelling Unit

A second dwelling unit means a subordinate dwelling unit, either attached, detached, or included within the main dwelling unit existing on a lot that provides living facilities, including a kitchen and sanitation facilities, independent of the main dwelling.

6. Eaves

Eaves are those sections of a roof which project over a side wall; a margin or lower part of a roof hanging over a wall.

7. Grading

Grading means the modification of the ground surface by cuts, fills or both.

8. Hill Site Subdivision Guidelines

Hill Site Subdivision Guidelines are additional regulations governing the use of the sites in the Hill Site Subdivision.

9. Lot Line

A lot line means a line separating the frontage from a street; the side from a street or adjoining property; the rear or side from an alley or street or adjoining property.

10. Mechanics' Lien

A mechanics' lien is a statutory encumbrance on your property that can be placed by those suppliers of labor, material and/or equipment who can make a claim of non-payment.

11. Right-of-way

The right-of-way is the land secured and reserved for street purposes, sidewalks, utilities, etc.

12. Setback Line

A setback line means a line established to govern the placement of buildings and accessory structures with respect to lot lines on the site and which is established by measuring from the lot lines on the site at an angle perpendicular to the lot line. The setback line is parallel to the lot line.

13. Structure

A structure means anything constructed or erected, the use of which requires location on or in the ground, or attachment to something having location on the ground, including swimming pools.

Appendix B

RECOMMENDED PLANT LIST

LATIN NAME	POPULAR NAME
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Trees

<i>Aesculus californica</i>	California buckeye
<i>Albizia julibrissin</i>	Mimosa, Silk tree
<i>Cedrus deodara</i>	Deodar cedar
<i>Ceratonia siliqua</i>	Carob tree
<i>Eriobotrya japonica</i>	Loquat
<i>Geijera parviflora</i>	Australian willow
<i>Koelreuteria paniculata</i>	Golden raintree
<i>Lyonothamnus floribundus</i>	Catalina ironwood
<i>Melia azedarach</i>	Chinaberry tree
<i>Olea europaea</i>	Olive
<i>Pinus</i> (many)	e.g.; Eldarica pine
<i>Pistacia chinensis</i>	Chinese pistache
<i>Quercus</i> (many)	e.g.; Coast live oak
<i>Rhus lancea</i>	African sumac
<i>Sapium sebiferum</i>	Chinese tallow tree
<i>Tristania conferta</i>	Brisbane box

Shrubs

<i>Arbutus unedo</i>	Strawberry tree
<i>Arctostaphylos</i> (many)	e.g. Northern California manzanita
<i>Callistemon citrinus</i>	Lemon bottlebrush
<i>Ceanothus</i> (many)	e.g. California lilac
<i>Cercis occidentalis</i>	Western redbud
<i>Chaenomeles varieties</i>	Flowering quince
<i>Cistus</i> (several)	e.g. Rockrose
<i>Cotinus coggygria</i>	Smokebush
<i>Dodonaea viscosa</i>	Hopseed bush, Hop bush
<i>Escallonia</i> (several)	e.g. Redclaws
<i>Fremontodendron californicum</i>	California flannel bush
<i>Garrya elliptica</i>	Coast silktassel
<i>Grevillea</i> (several)	e.g. Woolly grevillea
<i>Heteromeles arbutifolia</i>	Toyon, Christmasberry

LATIN NAME	POPULAR NAME
Shrubs (continued)	
Lantana camara varieties	Lantana
Lavandula (several)	e.g. Spanish Lavendar
Leptospermum scoparium	New Zealand tea tree
Myrtus communis	Myrtle
Nerium oleander varieties	Oleander
Pittosporum (several)	e.g. Willow pittosporum, Cheesewood
Plumbago auriculata	Leadwort
Prunus ilicifolia	Hollyleaf cherry
Punica granatum	Pomegranate
Rhamnus alaternus	Italian buckthorn
Rosmarinus officinalis	Rosemary
Herbaceous Plants	
Acanthus mollis	Bear's breech
Achillea(several)	e.g. Common yarrow
Aloe (several)	e.g. Tree aloe
Amaryllis belladonna	Naked ladies
Aspidistra elatior	Cast-iron plant
Centranthus ruber	Red valerian
Coreopsis grandiflora, verticillata	Coreopsis
Dietes iridioides	Fortnight lily, Afriacan iris
Diplacus hybrids	Monkey flower
Erigeron karvinskianus	Santa Barbara daisy, Fleabane
Eriogonum (several)	e.g. Santa Cruz Island buckwheat
Eschscholzia californica	California poppy
Geranium incanum	Cranesbill
Hypericum calycinum	St. Johnswort
Iris (many)	e.g. Douglas iris, Gladwin iris
Kniphofia uvaria	Red hot poker
Lantana montevidensis	Trailing lantana
Limonium perezii	Sea Lavender
Narcissus (many)	e.g. Narcissus, daffodils
Oenothera berlandieri	Mexican evening primrose
Pelargonium (several)	e.g. Geraniums

LATIN NAME	POPULAR NAME
Herbaceous Plants (continued)	
Romneya coulteri	Matilija poppy
Salvia clevelandii, leucantha	Cleveland sage, Mexican bush sage
Santolina chamecyparissus	Lavender cotton
Sedum (many)	e.g. Stone crop
Senecio cineraria	Dusty miller
Stachys byzantina	Lamb's ears
Teucrium chamaedrys	Germander
Verbena (many)	e.g.: Perennial verbena
Zauschneria californica	California fuchsia
Vines	
Bougainvillea (several)	Bougainvillea
Macfadyena unguis-cati	Yellow trumpet vine or Cat claw ivy
Polygonum aubertii	Silver lace vine
Wisteria sinensis	Chinese wisteria

Appendix C

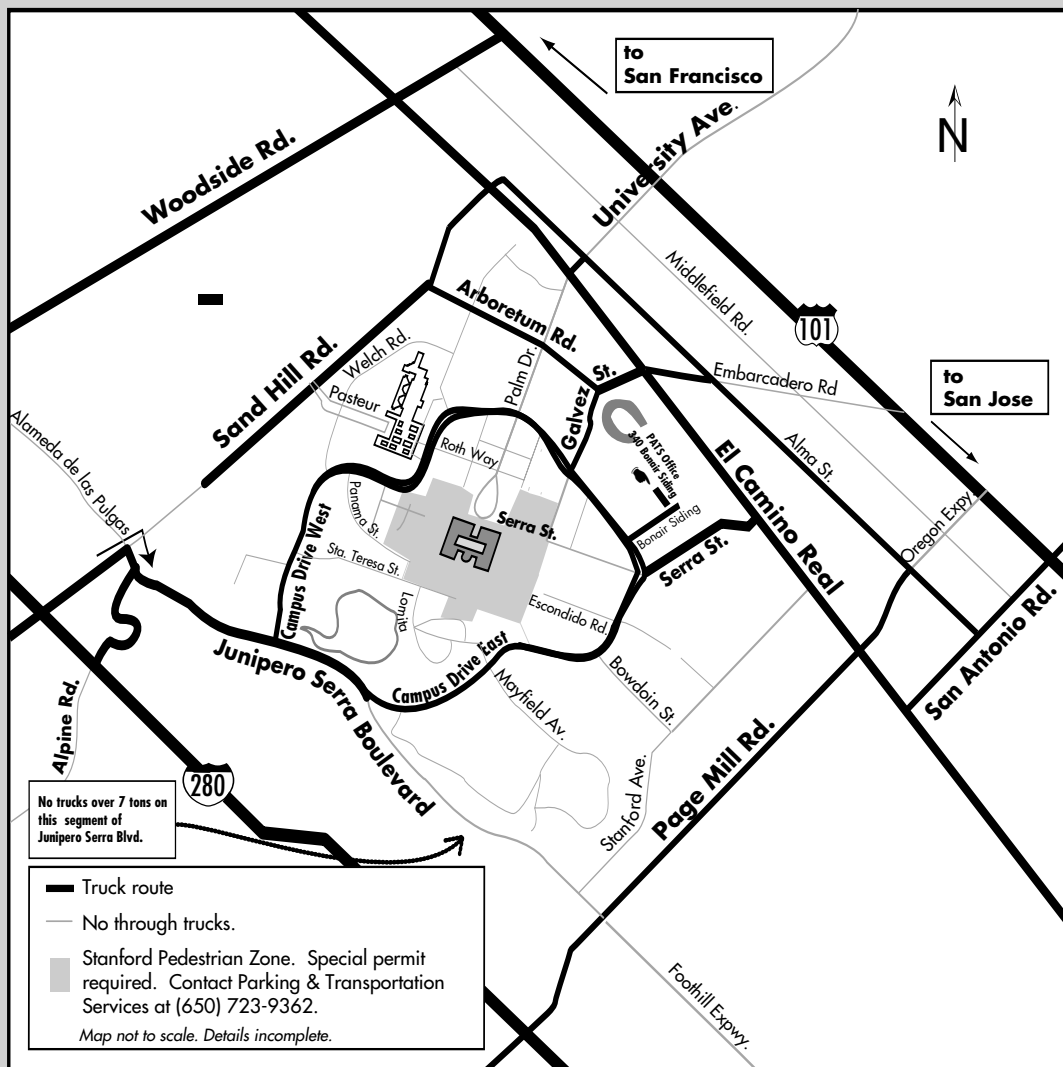
PROHIBITED PLANT LIST

LATIN NAME	POPULAR NAME
Trees, Shrubs, Herbaceous Plants and Vines	
Acacia baileyana	Bailey's acacia
Acacia cultiformis	Knife acacia
Ailanthus altissimus	Tree of heaven
Bamboo-all running types	e.g. Golden bamboo
Cortaderia selloana/jubata	Pampas grass
Cytisus-all species	e.g. Scotch broom
Foeniculum vulgare	Common fennel
Ligustrum-all except L. japonicum 'Texanum,' which shall be permitted	Privet
Populus-all except for sterile male clones	Poplar
Pyracantha-all species	e.g. 'Santa Cruz' pyracantha, Firethorn
Salix-all species	e.g. Weeping willow
Spartium-all species	e.g. Spanish broom
Vinca major	Periwinkle

These species are prohibited because of their likelihood to escape and to become difficult to eradicate once escaped.

Appendix D

Stanford Area Truck Routes



Special Note:
 No trucks over 7 tons allowed on Stanford Avenue or on Junipero Serra Blvd. between Page Mill Road and Campus Drive East.
 Use El Camino Real or Sand Hill Road to access the campus.



Stanford
Parking & Transportation
 Services
 340 Bonair Siding
 Stanford, CA 94305-7255

VOICE (650) 723-9362 • FAX (650) 724-8676
 E-MAIL transportation@stanford.edu
 HOURS 7:30-5:00pm, M-F

Appendix E

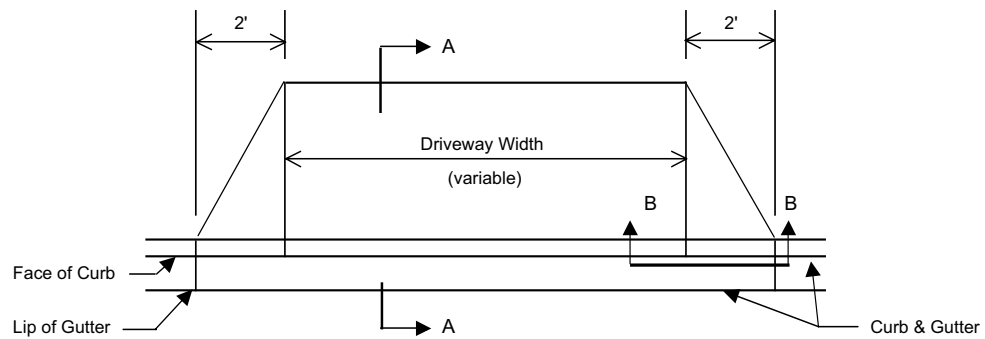
Stanford University Residential Subdivision

Driveway Approach and Sidewalk Regulations

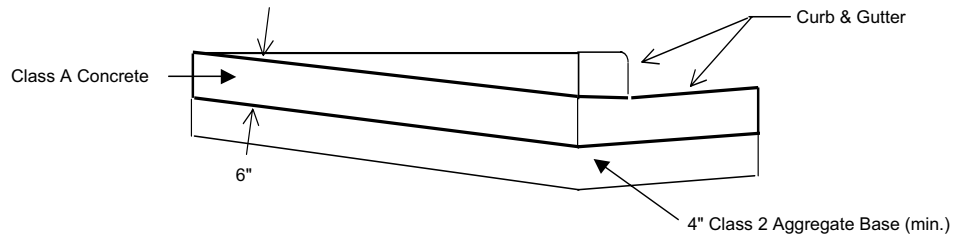
Effective March 24, 2006

1. New sidewalks and repairs to existing sidewalks shall be constructed in accordance with the requirements of the Stanford University Residential Subdivision Asphalt Sidewalk Detail or Concrete Sidewalk Detail, whichever is appropriate.
2. New driveway approaches and repairs to existing driveway approaches shall be constructed in accordance with the requirements of the Stanford University Residential Subdivision Standard Driveway Approach Detail.
3. A driveway surfaced with a material other than concrete or asphalt shall not cross the sidewalk. The sidewalk area must be concrete or asphalt in accordance with the Asphalt Sidewalk Detail or Concrete Sidewalk Detail. For example, a driveway constructed with pavers shall not be constructed across the sidewalk (which shall be asphalt or concrete, whichever matches the existing sidewalk). The driveway approach shall be constructed of asphalt or concrete per the detail. If there is no existing sidewalk, the pavers may extend continuously to the street. This regulation also applies to walkways which cross the sidewalk and extend to the street.
4. All new sidewalks and driveway approaches shall be constructed or transitioned to match existing sidewalk, driveway and curb elevations without horizontal gaps between the new construction and existing improvements.
5. New sidewalk shall match the color of existing adjacent sidewalk as closely as possible. The standard mix for concrete sidewalk is Class A (6 sack) concrete with 1 pint of lamp black. The standard for asphalt sidewalk is Type 2 Medium grade asphalt (colored asphalt is not allowed).
6. The standard height for new concrete curb along the street is 6". All new concrete curb and gutter shall be constructed or transitioned to match the existing curb and gutter along the street. The curb and gutter shall be constructed to collect runoff from the street and provide positive flow in the gutter (no ponding).

STANFORD UNIVERSITY
RESIDENTIAL SUBDIVISION
STANDARD DRIVEWAY APPROACH



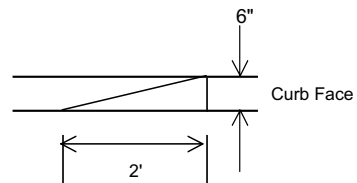
PLAN



SECTION A - A

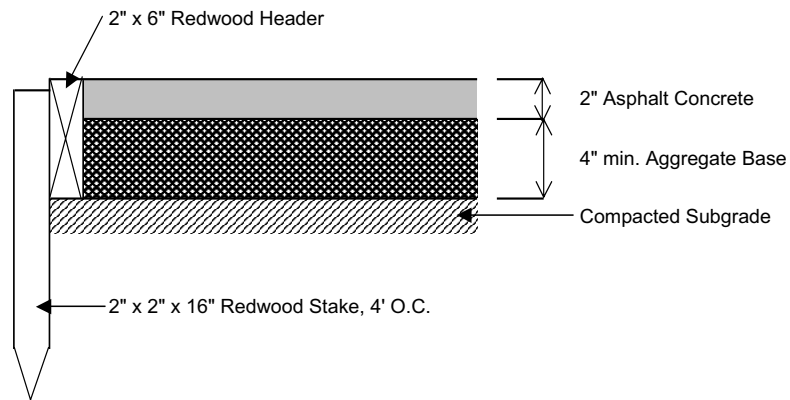
Notes:

1. Existing sidewalk or curb & gutter shall be sawcut prior to removal
2. Subgrade and aggregate base shall be compacted to 95%
3. Pavement section for asphalt driveways shall be 4" AC over 6" Class 2 AB
4. A minimum of 6 feet of concrete or asphalt is required between a rock/gravel driveway and the street



ELEVATION B - B

STANFORD UNIVERSITY RESIDENTIAL SUBDIVISION

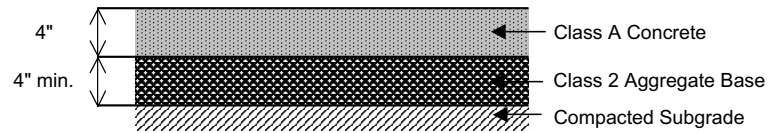


ASPHALT SIDEWALK DETAIL

Notes:

1. Sidewalk repair - area to be replaced shall be saw cut prior to removal
2. Subgrade and aggregate base shall be compacted to 95%
3. Asphalt concrete shall be Type 2 Medium (cutback not acceptable)
4. Aggregate base shall be Class 2
5. Redwood headers are required on both sides of the sidewalk, unless one side is against the concrete curb
6. Match width of existing sidewalk (minimum 4')
7. Typical sidewalk cross-slope is 2% towards the street
8. Cracks in sidewalk may be filled and sealed (rather than removed and replaced) if the vertical displacement is less than 1/4" (crack sealer shall be a commercial rubberized asphalt or a liquid asphalt)

STANFORD UNIVERSITY
RESIDENTIAL SUBDIVISION



CONCRETE SIDEWALK DETAIL

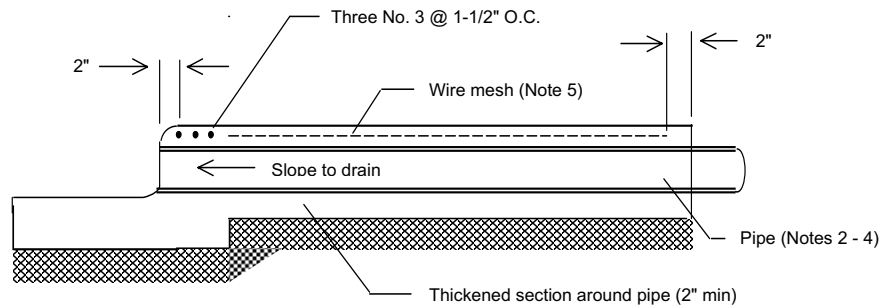
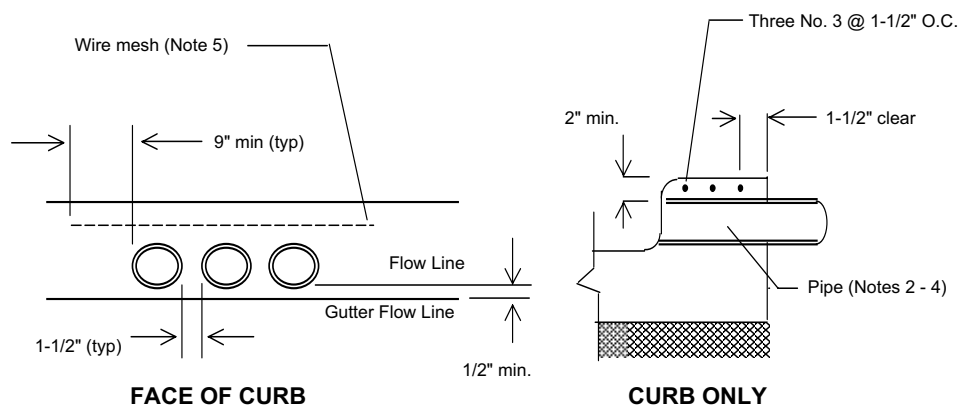
Notes:

1. Sidewalk repair - removal and replacement shall be between expansion/construction joints (area to be removed shall be sawcut)
2. Subgrade and aggregate base shall be compacted to 95%
3. Spacing for expansion/construction joints and scoring shall match existing sidewalk spacing
4. Match width of existing sidewalk (minimum 4')
5. Typical sidewalk cross-slope is 2% towards the street

Appendix F

**STANFORD UNIVERSITY
RESIDENTIAL SUBDIVISION**

CURB DRAIN DETAIL



CURB AND SIDEWALK

NOTES

1. 1/2" minimum between pipe flowline and gutter flowline
2. 3" diameter maximum pipe size
3. Maximum of 3 pipes. A rectangular duct with maximum 3" height may be used to meet flow capacity requirements
4. Thin wall cast iron or ductile iron pipe only
5. 4" x 4" x 10 gauge wire mesh in concrete sidewalk area only (extend 9" on each side of pipe)

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