

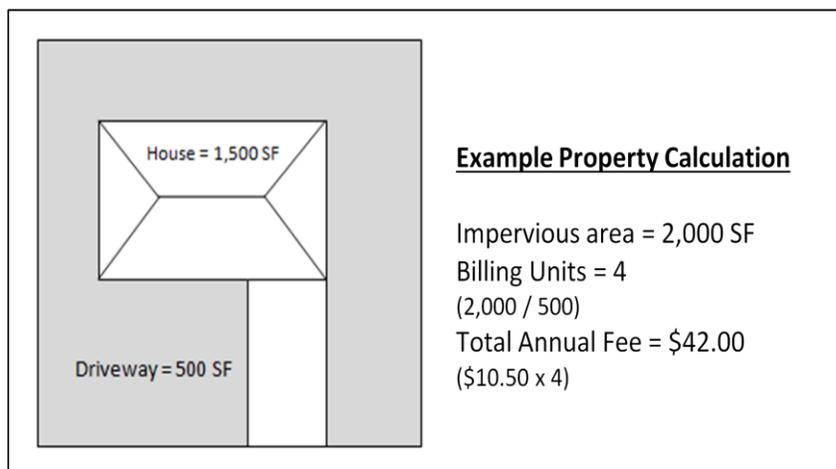
Impervious Area Calculations Fact Sheet

Last Updated: April 2015

Impervious means surface area composed of material that significantly impedes or prevents natural infiltration of water into soil.

On March 10, 2015, Harrisonburg City Council adopted the Stormwater Utility Fee Ordinance whereby a stormwater utility fee is assigned to every parcel of land in the city based on the amount of impervious area on the property. The City is following a nationally accepted standard in classifying what areas are defined as impervious. These areas are also supported in the Virginia Department of Environmental Quality Stormwater Management Handbook. The program establishes a billing unit of five hundred (500) square feet (SF) of impervious area and a billing rate per billing unit of \$10.50 per year.

Example:



To review your property's information visit www.HarrisonburgVA.gov/stormwater-utility. To notify the City of Harrisonburg of errors to your property's Stormwater Utility Mapping, please complete a Petition for Adjustment for and submit it to Harrisonburg Department of Public Works before July 1.

1. The following features are considered as impervious:

- a. Buildings
- b. Miscellaneous Structures; ex: sheds, gazebos, covered and uncovered decks
 - i. See letter (d.) for an explanation on uncovered decks
- c. Pavement (asphalt, concrete, gravel, or other hard surface) for the following uses:
 - i. Private roads
 - ii. Driveways
 - iii. Gravel driveways are compacted due to heavy vehicle travel. Compacted soil and gravel inhibits the infiltration of stormwater and therefore contributes to stormwater runoff.
 - iv. Parking lots/spaces
 - v. Sidewalk/ walkways

- vi. City right of way should not be included in the impervious area mapping. If city sidewalk is included in the aerial mapping of your property, fill out a Petition for Adjustment Form found on the provided website.
- vii. Concrete pads
- d. Patios and decks, including elevated wood/composite decks
 - i. Decks commonly have gravel and/or exposed soil below them which contributes to stormwater runoff. All decks are considered impervious.
- e. Exposed bedrock

2. The following features are NOT considered impervious and are not billed:

- a. Open space
- b. Grass
- c. Gardens
- d. Sports fields (both natural and synthetic turf)
- e. Forest
- f. Crop or pasture land
- g. Exposed soil (including dirt driveways)
- h. Water bodies including ponds, lakes, and streams
- i. Riprap or other outlet protection associated with stormwater management facilities/BMPs
- j. Riprap or other protection associated with ditches and streams
- k. Riprap associated with erosion protection/property drainage
- l. Stone/gravel used as mulch in landscaped beds
- m. Tombstones
- n. Patio furniture, fences, wood piles
- o. Cul-de-sacs at the end of city owned streets that are for (temporary) turn around until the street is extended
- p. Stone sidewalk pavers
- q. Swimming pools

3. Common Areas

There are two types of common areas, and billing for those common areas differ.

- (A) If your residential or commercial property is located in a development that has a homeowners association (HOA) or property owners association (POA) that maintains your common area(s), and city records have a billable address for the HOA/ POA, then the HOA/POA will receive a bill for those common areas. The HOA/ POA is responsible for paying the stormwater utility fee for the common area(s). How the HOA/ POA divides the fee among owners or occupants of lots/ parcels through its own fees is at the discretion of the HOA/ POA.
- (B) If your residential or commercial property is located in a development who's HOA or POA is defunct or if the city does not have a billable address in its records, then the common area(s) within the development (common interest community) will be divided evenly among the individually owned lots/ parcels associated with the common areas, and added to those bills.