

- **I've just purchased a new home in St. Michael and I am planning the landscaping. I've heard a little about boulevards and I know there are easements on my property. What is their purpose?**

The boulevard is part of the street right of way. It is often used for installation and maintenance of underground utilities (sewer, water, electric, cable, gas phone, etc.) and storage of snow in the winter. Planting trees or bushes in the boulevard (street right-of-way) is not permitted, unless approved by the City. Lawn sprinkler systems are allowed in the boulevard. Boulevard widths generally vary from 8 feet to 13 feet in residential areas. To verify the boulevard width on your lot call the Planning Department at 763-497-2041.

- **What are easements for?**

Easements allow certain rights on a property. Drainage easements give the city rights to regulate drainage within the easement area. Utility easements give utility companies (electric, gas, phone, etc.) rights to install utilities in these easements. Typical city lots will have 5-foot easements on the side yards and 10 foot easements on the front and rear yard. It should be noted that the front yard easement is in addition to the boulevard.

- **May I plant trees or bushes in the easements?**

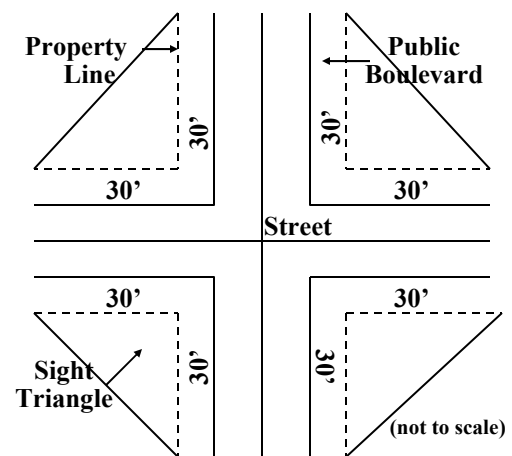
Plantings such as trees and bushes may be placed in drainage and utility easements at the risk of the property owner, provided they do not change or interfere with the drainage. The city does not encourage extensive plantings or landscaping in the easement area because of potential drainage problems, damage from snow storage and the possibility of utility work in the easements.

- **Do I need city approval to work in the easement area?**

Any work that would change or interfere with the drainage in the easements or any part of the property should be approved by the St. Michael Engineering Department before starting the work.

- **Is there anything else I should know?**

To preserve visibility and protect public safety, special regulations exist for landscaping on corner lots. City ordinance prohibits structures or plantings higher than 30 inches to be planted in the "sight triangle," anything taller in this area could interfere with visibility. This triangle is defined by starting at the intersection of the projected property lines of the two intersecting streets or drives, then by measuring 30 feet along each property line and connecting those points, the "sight triangle" is created.



Sight Triangle Diagram

For additional City information, please check the website or contact City Hall at:

www.stmichaelmn.gov

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