

ARTICLE X: STORMWATER MANAGEMENT

Section 1000. Purpose

It is the purpose of this ordinance to establish policies to manage and control stormwater runoff that occurs as a result of property development.

Section 1001. Areas Requiring Stormwater Management Plan

A stormwater management plan shall be required for all new residential subdivisions and resubdivisions larger than five acres in size and for all new commercial and industrial subdivisions larger than one acre in size. Commercial and industrial development occurring on existing platted lots larger than one acre in size shall also require a stormwater management plan. Phased residential developments less than five acres or commercial or industrial developments of less than one acre that are part of a larger planned development or larger tract of land owned by the developer shall also have a stormwater management plan. The City may require other developments to submit a stormwater management plan if topography of the site or planned improvements may have an adverse effect on downstream runoff. The City may refuse to approve a subdivision or development plan unless it provides for adequate drainage to an appropriate storm sewer, drainage water course, or stormwater management facility.

Section 1002. Stormwater Management Plan Information

The stormwater management plan shall include, but not be limited to, the following information:

- A. Peak discharges for pre-developed and developed conditions based upon the design storms.
- B. Individual parameters used for determining discharges shall be listed.
- C. Hydraulic capacity of storm sewer inlets, pipes, open channels, or other means of conveying water.
- D. Detention basin design with capacity listed.
- E. Control structure/outlet design.
- F. Review of existing or proposed downstream conveyance capacities.
- G. The SCS TR-55 computerized runoff volume program or other technically proven method shall be utilized for runoff calculations.

Section 1003. Stormwater Management Plan Design Requirements

The design requirements of the stormwater management plan shall include:

- A. Developments requiring stormwater management shall be required to detain the difference between the five (5) year pre-developed storm and the fifty (50) year developed storm.
- B. The maximum release rate for storms up to an expected return frequency of fifty (50) years shall be the five (5) year pre-developed storm. A safe overflow path shall be designed for storms exceeding the capacity of the detention basin.

- C. Regional stormwater management facilities are encouraged.
- D. For residential developments, stormwater detention shall be sited in an area specifically platted for such and shall not be included in lots intended to be developed for residential purposes.
- E. Dry-bottomed detention basins shall be oversized by ten percent (10%) to help offset anticipated sedimentation.
- F. Provisions shall be made to keep the bottom of the detention basin dry unless a permanent pond or lake is being utilized for detention.
- G. The maximum side slopes of detention basins shall not exceed 3.5:1.

Section 1004. Submission and Approval of Plan

A site plan shall accompany any proposed stormwater management plan, which shall be submitted to the City for review. The Zoning Administrator shall not issue any building permit or use permit for the proposed development until the Council approves the same if part of a subdivision plat or until the Planning and Zoning Commission approves the same in other circumstances. The City may inspect the site at any time to determine compliance with this chapter. Upon determination that a site is not in compliance, the City may issue an order to comply that describes the problems and specifies a completion date.

Section 1005. Maintenance / Ownership

Regional stormwater management facilities which are of sufficient size may be deeded to and maintained by the City. The City will maintain dry-bottom detention basins in residential developments unless unusual circumstances exist, but will not maintain ponds or wet detention basins. The developer or succeeding property owner will maintain the facilities and detention basin in commercial and industrial developments unless unusual circumstances exist. Whenever the City elects to accept ownership of a stormwater management facility, the property owner shall dedicate to the City any property on which the facility will be located and shall provide access easements to the City for maintenance purposes whenever necessary.

Section 1006. Privately Maintained Stormwater Management Facilities

For sites on which privately owned stormwater detention facilities are located, the property owner will be responsible for the following:

- A. All future grading, repairs, and maintenance.
- B. Maintenance of the minimum stormwater detention capacity, as originally designed.
- C. Maintenance of the detention basin control structure(s) and discharge pipe(s) to insure the maximum theoretical design release rate is not increased.
- D. The property owner shall not place fill material, or erect any buildings, obstructions, or other improvements on the area reserved for stormwater detention purposes, unless approved in writing by the City.

Section 1007. Fee Alternative

Where stormwater detention within the developed property is unusually burdensome or where the City is constructing or anticipates a larger, regional stormwater maintenance facility that would receive the developed property's stormwater, the Council may charge the developer a fee instead of requiring the developer to provide stormwater management facilities. The Council shall establish the fee after evaluating the circumstances on a case-by-case basis.

Section 1008. Additional Requirements

Compliance with this chapter does not fully satisfy the developer's obligation with regard to stormwater discharge. The developer shall also comply with all other applicable federal or State regulations or requirements.