(3) City of Conway (ew)

Doc#2003- 29324

29601

ORDINANCE NO. O-03-156

AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE IN REGARD TO STORM DRAINAGE REQUIREMENTS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

WHEREAS; parts of the City of Conway are subject to flooding; and

WHEREAS; it is desirable for new subdivisions to be protected from such flooding;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

Section 1: That ARTICLE V IMPROVEMENTS, SECTION 4. STORM DRAINAGE of the SUBDIVISION REGULATIONS City of Conway, Arkansas as adopted by Ordinance No. O-00-03 on January 25,2000 is hereby amended to add paragraphs (7) through (12) that shall read as follows:

"(7) The development plans shall include and identify a prepared and dedicated flowage path or floodway that will accommodate a one hundred (100) year frequency storm event across and through the development. The quantity of water that the floodway area must accommodate shall be based on a one hundred (100) year rainfall event less that accommodated by the underground storm drainage system. The floodway or flowage area shall generally follow the natural low place or valley through the development. It is anticipated that the street system or open ditches will be utilized where practical to accommodate the floodway. Where the floodway area leaves the street right-of-way, the area shall be shaped and graded to form a surface channel of adequate capacity to accommodate the flow with a positive downstream gradient along its entire length. The floodway shall be uniformly graded along the length of the floodway such that water will not pond or accumulate on the surface due to humps or depressions along the route. The floodway shall be designed to receive one hundred (100) year runoff from the upstream adjacent property and properly discharge the runoff at the downstream limits of the floodway. The estimated elevation of the one hundred (100) year flood shall be computed along the floodway. Computations for the quantity of storm water runoff, sizing of the floodway and elevation of the one hundred (100) year flood shall be prepared by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer. A floodway will not be required where less than five (5) acres of adjacent lands drains onto the developed property and the total drainage area is less than five (5) acres.

(8) An easement of adequate width to accommodate the required floodway shall be provided on the plat. The easement shall clearly identify the easement as a "100-year Floodway". The plat shall have a note that reads as follows: "No structures, fill or obstructions shall be placed in the 100 year Floodway easement. No reshaping of the surface within the 100-year Floodway easement shall be made without the approval of the City Engineer. No fences shall be in the floodway easement."

(9) Minimum floor elevations shall be placed on the plat for all lots less than three (3) feet above the computed one hundred (100) year flood elevation. The minimum finished flood elevation shall be established at one (1) foot above the computed one hundred (100) year flood elevation.

(10) Storm water detention or other storm water flow reduction measures shall be provided where existing downstream subdivisions or developments have storm drainage systems with a capacity of a ten (10) year or less frequency storm. The requirement does not apply to the inadequate natural streams or creeks flowing through undeveloped areas. The storm water

detention facilities shall be designed to provide a holding area such that storm water runoff can be accumulated and released through at an outlet structure. The required storage volume and outlet structure shall be sized to release the storm water at a rate that does not exceed the capacity of the downstream storm drainage system or a computed runoff rate equal to that of the pre-development conditions of the proposed development, whichever is the greater. The detention facilities shall be based on a twenty-five (25) year frequency storm event. Computations for the sizing of the detention facilities and outlet structure shall be prepared by a registered professional engineer and submitted to the City Engineer for review and approval. The computations shall be made using usual and accepted methods and procedures as approved by the City Engineer.

(11) Detention basins may be either wet basins having a permanent pool of water for aesthetic purposes or a dry basin that retains no water other than that required during the storm event. A dry basin shall be graded and shaped to provide for the positive drainage of surface water from all portions of the basin. A concrete paved channel may be required from the inlet pipe to the outlet pipe to provide a maintainable bottom area.

(12) An easement shall be placed around the high water limits of the detention area."

Section 2: That all ordinances in conflict herewith are hereby repealed to the extent of that conflict.

Section 3: That this ordinance is necessary for the protection of the public peace, health and safety, and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 28th day of October 2003.

APPROVED:

Mayor Tab Townsell

ATTEST:

City Clerk Michael O. Garrett