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294602

ORDINANCE O-07-104

AN ORDINANCE AMENDING ORDINANCE O-03-136; REQUIRING BUILDINGS IN CONWAY, C. TO BE BUILT WITH THEIR LOWEST FINISH FLOOR ELEVATION NO LESS THAN SIXTEEN INCHES ABOVE GRADE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES;

WHEREAS; many area within the City of Conway are subject to repetitive flooding, and;

WHEREAS; much of the flooding of buildings could be avoided if the finish floors of the building were built no less than 16" above the abutting exterior grade;

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

Section 1: That for all single family residences and duplexes in Conway for which the foundation has not yet been constructed and approved upon passage of this ordinance, the elevation of finish floor of the lowest inhabitable floor (excluding basements as defined in the Zoning Ordinance of the City of Conway) must be no less than sixteen (16) inches above the abutting exterior rough grade of the ground except for projects that have a Grading and Drainage Plan, conforming to the requirements below, prepared and sealed by a Professional Engineer.

A Grading and Drainage Plan shall present a specific finished floor elevation and detailed specific finish surface elevation around the building such that the finished surface around the building slopes downward away from the building and into a public drainage course designed for the subdivision or to a natural drainage way of adequate size to convey the stormwater. The area surrounding the building shall be shaped to provide positive drainage and shall prevent ponding on the lot. The finished ground adjacent to the building shall be no less than 8" below finish floor elevation and shall slope away from the building at a constant grade of at least 2% to a point 12" below the finish floor elevation. In no case shall the result of any lot grading cause additional flooding to adjacent properties. Where the Grading and Drainage Plan alternative is utilized, an As Built Survey prepared and sealed by a Professional Engineer or Professional Land Surveyor shall be furnished to the Permits Department prior to issuance of a building occupancy permit. The As Built Survey shall contain a certification that the finish elevations conform with the Proposed Grading and Drainage Plan for the site and the requirements of the ordinance.

For all other buildings, adequate information must be provided to the City Engineer to establish that other buildings are equally protected against flooding or the same requirements as established above for single family residences and duplexes must be met for those buildings.

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

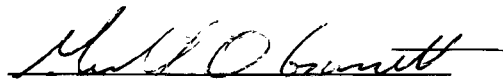
Section 3: That this ordinance is necessary for protection of the public peace, health and safety, and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval

PASSED this 28th day of August, 2007

APPROVED:


Mayor Tab Townsell

ATTEST:


Michael O. Garrett
City Clerk/Treasurer