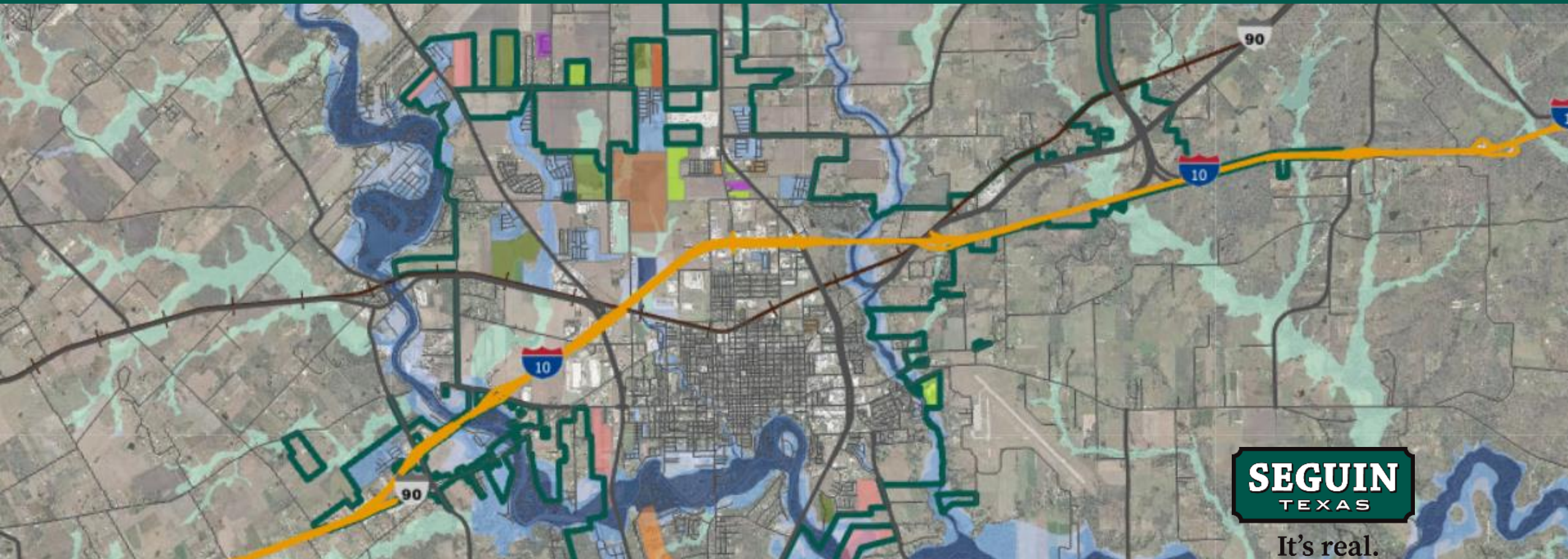


UDC Updates – Chapter 4. Subdivisions

Presenting: ■ Melissa Reynolds, PE, CFM



Purpose

- The proposed amendments are consistent with area standards
- To provide increased standards and requirements for floodplain protection and flood hazard mitigation.
- To increase flood protections for existing and future residential property owners.



It's real.

4.1.4. General Principles of Acceptability for Subdivision Design

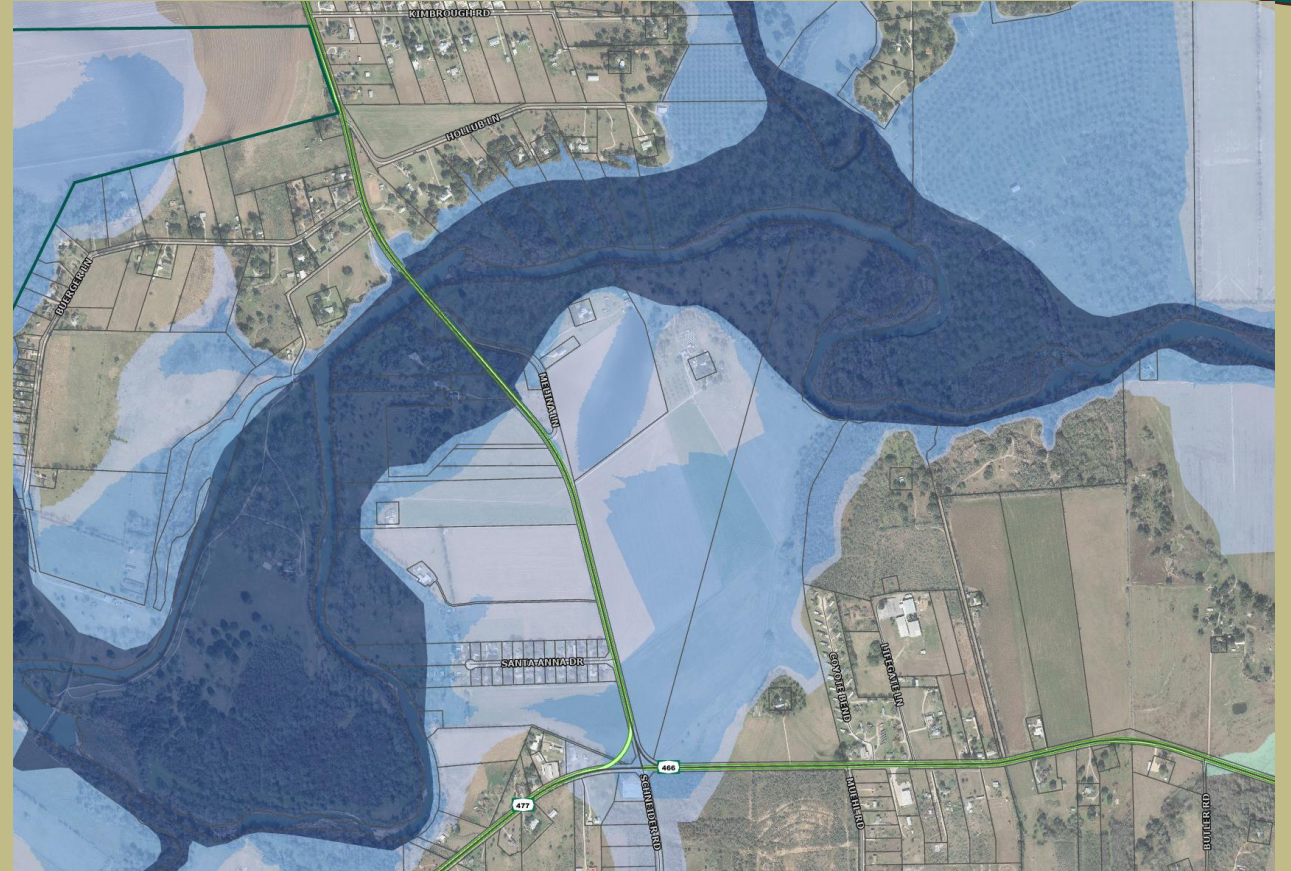
- New “island” subdivisions, lots, or streets that would be surrounded by floodwater of the one percent annual chance storm shall not be allowed unless the area is accessible to high ground by a street elevated above the one percent annual chance storm elevation.
- Proposed subdivisions or development shall be developed to assure that all such proposals are consistent to minimize flood damage; all public utilities and facilities, such as sewer, gas, electric and water systems are located, elevated and constructed to minimize or eliminate flood damage; and adequate drainage is provided so as to reduce exposure to flood hazards.



It's real.

4.3.2. Drainage Easement (DE)

- Where conditions require, there shall be provided an adequate stormwater drainage easement. **In areas where there is an approved and/or mapped floodway, the subdivider or developer shall designate a drainage easement(s) for the floodway.** ...Drainage easements shall be placed in separate common area lots.



It's real.

4.6. Stormwater and Drainage Standards

- 4.6.3. *Stormwater Management.* ...The drainage report shall also include an evaluation of downstream conditions. **Drainage improvements shall accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and shall be designed to prevent overloading the capacity of the downstream drainage system. No person, individual, partnership, firm or corporation shall deepen, widen, fill, reclaim, reroute or change the course or location of any existing ditch, channel, stream or drainageway without first obtaining written permission (or approved engineering and drainage studies) and a grading permit from the city engineer and any other applicable agency having jurisdiction, such as FEMA or the U.S. Army Corps of Engineers. The costs of such study, if required, shall be borne by the developer.**



It's real.

4.6. Stormwater and Drainage Standards

4.6.5. *Floodplain.* When a proposed subdivision or development has within it a drainageway where no regulatory floodway has been designated, no new construction, substantial improvements or other development, including fill, shall be permitted in an area that may have flood hazards, unless it is demonstrated that the cumulative effect of the proposed development or improvements, when combined with all other existing and anticipated development and improvements will not substantially increase the water surface elevation. In areas where there is an approved and/or mapped floodway, the subdivider or developer shall designate a drainage easement(s) for the floodway. In areas where a floodway is mapped and approved by the city, a flood study or demonstration of "no flood height increase" shall be required.

If a proposed subdivision is within an area where flooding may occur, where there is no floodplain shown on a city-approved floodplain map, or where there is located an approved floodplain but no floodway, the subdivider shall:

- Conduct a study of where the base flood elevation would be, assuming a fully developed watershed, show a drainage easement on the plat, and show the elevation of the flood plain at intervals of every 500 lineal feet, designate the area equivalent to the floodway to be a drainage easement;
- Conduct a study, using HEC or similar modeling that is approved by the city engineer, to ensure that the proposed development would not increase the elevation of the one percent annual chance base flood and the area equivalent to the floodway will be designated as a drainage easement; or
- Request a waiver from the above requirements. The request for waiver shall be assessed with respect to proposed density, land use, lot sizes, building sizes, anticipated impervious cover, and the width and depth of the existing floodplain. All waiver requests shall be considered and decided by the planning commission.



It's real.

Questions?



It's real.