

22.4 Valley Drainage Criteria

Special considerations are appropriate in the valley due to the flatness of the area and limited storm drain capacity. The valley is defined as the area bounded by: Broadway Blvd/Edith Blvd on the east, the Rio Grande on the West, and the City limits on the North and South.

22.4.1 Single lot Residential Development and Additions

For lots less than one acre, water harvesting on the lot is required. The water harvesting volume goal is to capture a ½ inch of runoff from impervious areas on the site.

- Roof flows should be directed to the water harvesting area(s).
- Runoff should not adversely impact adjacent properties.
- The pad grade is recommended to be a minimum of 1 foot above edge of pavement.

22.4.2 Residential Subdivisions

Property that will be subdivided may require a drainage submittal for DRB approval. The drainage submittal should categorize the downstream capacity per the following:

1. Discharge from the site will be limited to proven downstream capacity.
2. If the site has limited downstream capacity, the site shall retain the runoff from the 100-yr 6-hour storm on-lots or in a subdivision pond.
3. If the site has no downstream capacity, the subdivision shall retain the 100-yr 10-day storm.

22.4.3 Non -single family Residential and Commercial Property Development:

These development types will be subject to the following allowable stormwater discharge rates:

- a) 2.75 cfs/acre or
- b) The site must retain the first ½” of runoff or the design standard quality volume as defined in the MS-4 permit, whichever is greater.

If downstream capacity is known to be more limited, the allowable discharge may be less.

22.4.4 Flat Grading Scheme for Residential Subdivisions

A flat grading scheme is considered a ponding condition and may be allowed in flat areas such as the Valley region of the City and under the following conditions:

- a. There is no outfall or insufficient downstream conveyance for the site
- b. The site must be flat or graded flat.

- c. The maximum percent impervious of the lot and the contributing area may not be greater than 45%.
- d. Pad elevation shall be a minimum of one (1) foot above the 100 year 10-day storm water surface elevation.
- e. The flow between the front yard and back yard cannot be obstructed. The storm water must be allowed to equalize to the same level between the front yard and back yard.
- f. A permanent perimeter wall or barrier around the development is required to contain the 100 year 10-day storm developed runoff.
- g. The high point of the street should be four inches above the 100 year 10-day storm water surface elevation.