

7.7.36

STORM DRAINAGE AND FLOOD PLAINS

7.7.36.1

Complete drainage systems for the entire development area shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work, and shall be shown graphically. All existing drainage features which are to be incorporated in the design shall be so identified. If the Final Plat is to be presented in sections, a general drainage plan for the entire area shall be presented with the first section, and appropriate development stages for drainage system for each section indicated. All drainage plans shall meet adopted flood control standards and limit run-off to a maximum of 0.2 second feet per acre.

7.7.36.2

The drainage and flood plain systems shall be designed to:

7.7.36.2.1

Permit the unimpeded flow of natural water courses.

7.7.36.2.2

Ensure adequate drainage of all low points.

7.7.36.2.3

Ensure applications of the following regulations regarding development in designated flood plains:

7.7.36.2.3.1

Construction of buildings shall not be permitted in a designated floodway with a return frequency more often than a 100-year storm.

7.7.36.2.3.2

Building construction may occur in that portion of the designated flood plain where the return frequency is between a 100-year and a maximum probable storm provided all usable floor space is constructed above the designated maximum probable flood level.

7.7.36.2.3.3

Where flow velocities in a flood plain are generally determined to be under 5 feet per second and maximum flood depth will not exceed 3 feet, such uses as cultivated agriculture, nurseries, parks and recreation facilities and accessory parking may be permitted.

7.7.36.2.3.4

Any use of land is prohibited where flooding would create a public health hazard or problem. This includes shallow wells, uncased deep wells, sanitary landfills, septic tank and on-lot sewage disposal systems, water treatment plants, and also sewage disposal systems not completely protected from inundation.

7.7.36.2.3.5

Any contemplated flood plain encroachment or channeling shall be thoroughly analyzed and its effect on stream flow determined before such encroachment is undertaken. Any construction, dumping, and filling operations in a designated floodway constitute an encroachment and must be approved by the Planning Commission before accomplishment.

7.7.36.2.3.6

No lot 1 acre or less in area shall be included within a 100 year flood plain. All lots more than 1 acre shall contain not less than 40,000 square feet of land which is at an elevation at least 2 feet above the elevation of the 100 year recurrence interval flood, or, where such data is not available, 5 feet above the elevation of the maximum flood record.

7.7.36.2.4

The drainage basin as a whole shall accommodate not only runoff from the development area but also, where applicable, the system shall be designed to accommodate the runoff from those areas adjacent to and "upstream" from the development itself, as well as its effects on lands

downstream.

7.7.36.2.5

All proposed surface drainage structures drainage structures shall be indicated on the plans.

7.7.36.2.6

All appropriate designs, details, and dimensions needed to clearly explain proposed construction materials and elevations shall be included in the drainage plans.

7.7.36.2.7

All necessary permits shall be obtained from applicable local, state, and federal agencies (i.e. State Engineer, US Army Corps of Engineers, State Division of Health etc.)