

SUBCHAPTER 16. DRAINAGE STANDARDS.

A. PURPOSE.

The drainage standards in this section are adopted to provide environmental protection from the problems created by increased Impervious Cover, which generates water runoff and concerns regarding contamination, erosion and flooding.

B. LOCATION, CONSTRUCTION AND DESIGN STANDARDS.

Comment [JF1]: Removed from UDC and integrated into EDG

- (1) ~~Drainage facilities may not be located within the 25-year floodplain.~~
- (2) ~~Drainage facilities may not be located within 15 feet of a street.~~
- (3) Drainage facilities may not be located within a required bufferyard or landscape area.
- (4) Drainage facilities may not be located at the front of the parcel unless approved by the City Engineer.

Comment [JF2]: Integrated into UDC Subchapter 11 and 15

- (5) ~~Drainage facilities having side slopes steeper than 3:1 horizontal to vertical ratio or having a design water level deeper than two (2') feet when full must have a surrounding fence or railing designed to prevent entry into the facility. The fence or railing must be designed and installed in accordance with the Construction Standards Manual.~~
- (6) ~~Drainage facility fencing or railing must be screened from view with landscaping.~~
- (7) ~~Off-site drainage facilities may be approved by the City Engineer if the parcel where the drainage facility is located has the same or less restrictive zoning.~~
- (8) ~~Drainage facility requirements may be waived by the City Engineer if participation in a shared or regional drainage project produces the same or superior results.~~
- (9) ~~Drainage facilities with a design water level deeper than four feet when full must have a three-foot wide bench (shelf) built around the perimeter of the facility at a depth of no more than one foot for safety in case of accidental entry into the facility.~~
- (10) ~~Alternative drainage facility designs may be approved by the City Engineer; however, the applicant must prove the proposed design will be effective by producing a verifiable engineering study.~~

C. PERFORMANCE STANDARDS.

- ~~(1) All proposed subdivisions must comply with the drainage standards as provided in the Engineering Design Guidelines.~~
- ~~(2) Stormwater drainage management techniques that are consistent with the standards of the Construction Standards Manual must be implemented during construction.~~
- ~~(3) All drainage facilities must be designed to minimize the potential for erosion at the Outfall, including natural (e.g. stone), manufactured (e.g. concrete). A combination of erosion control devices that are approved by the City Engineer may be used.~~
- ~~(4) Stormwater runoff control may be obtained through water detention or retention facilities; provided, however, that the facilities must be designed so that the water will not become stagnant or foul.~~
- ~~(5) Open drainage channels are not permitted on or immediately adjacent to a residential Lot. At the discretion of the City Engineer, a subdivision intended to utilize landscaped rain gardens or similar low impact design may be considered if the features will be owned and maintained by an HOA.~~
- ~~(6) Runoff from a Subdivision cannot be increased at any location for runoff from the two-year, 25-year, and 100-year storms as calculated in accordance with the current edition of the City of Austin Drainage Criteria Manual.~~

~~D. MISCELLANEOUS STANDARDS.~~

- ~~(1) Fences must be constructed and located so as not to interfere with stormwater runoff.~~
- ~~(2) Land located within the 100-year floodplain must be dedicated to the public as a drainage easement.~~
- ~~(3) A participation fee to the Regional Stormwater Management Plan a regional detention fund may be made in lieu of providing on-site detention to comply with stormwater runoff mitigation requirements with City Engineer approval.~~

~~E. STORMWATER MANAGEMENT EASEMENTS.~~

- ~~(1) Stormwater management easements must be provided in compliance with the Construction Standards Manual by the property Owner for:
 - ~~(a) Access for facility inspections and maintenance; and,~~
 - ~~(b) Preservation of stormwater runoff conveyance, filtration, and detention areas and facilities, including flood routes for the 100-year storm event.~~~~

~~The purpose of the easement must be specified in the maintenance agreement signed by the property Owner and enforceable by the City.~~

- ~~(2) Drainage easements or right-of-way must be dedicated to the public and must include all drainage, open or enclosed, to the limits of the 100-year flood plain as the same is calculated to exist under fully developed conditions in accordance with the City of Austin Drainage Criteria Manual. Additional easements will be required, as necessary, to provide continuous access for purposes of maintenance.~~
- ~~(3) Stormwater management easements are required for all areas used for off-site stormwater control, unless a waiver is granted by the City Engineer,~~
- ~~(4) Easements must be recorded in the Official Public Records of the subject county prior to issuance of a permit.~~

~~F. POLLUTION STANDARDS.~~

~~Dumping or discharge of any waste, wastewater, chemicals, polluted liquids, toxic materials, or any other substance that constitutes a known hazard to humans or animals, onto any property or into any Waterway, stream, pond or detention pond, either during the Development process or after its completion violates this Code.~~

~~G. UTILITY STANDARDS.~~

- ~~(1) Land developed within the City limits or its extraterritorial jurisdiction (ETJ) that is not located within another utility's CCN must utilize water and wastewater services from the City's utilities.~~
- ~~(2) Utility facilities or land developed within the City limits or its extraterritorial jurisdiction (ETJ) that is located within another utility's certificated service area must be constructed to City standards in accordance with the City's Construction Standards Manual.~~
- ~~(3) If water or wastewater service will be provided by a utility other than the City, the applicant is responsible for obtaining approval for such service.~~



Legend

- Streets
- Lift Station
- Manhole
- Wastewater Line
- Forcemain
- Treatment Plant
- Lift Station
- Wastewater Line
- Forcemain
- Manhole
- Water Line
- Water Lines
- Raw Water Line
- Manville_Water_Valve
- Manville_WaterLine
- Manville_Water_Meter
- Public Utility
- Electrical
- Hike & Bike
- Private Access
- Public Access
- Right of Way
- Wastewater
- Water
- Other
- Drainage
- Property Boundaries



Pflugger Farm Ln

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