

Sec. 103-232. Stormwater detention.

- (a) Permanent stormwater detention designed for post-construction, along with any other drainage facilities in combination, shall be designed such that post-development peak flows do not exceed pre-development peak flows along the perimeter of the subject property for two-, ten-, 25-, and 100-year storm events. Drainage calculation methods shall be based on the City of Austin, Texas Drainage Criteria Manual (COA-DCM) sections 2—8. Stormwater detention facilities shall be designed and sealed by a state-licensed professional engineer.
- (b) The permanent stormwater detention pond or an equivalent temporary detention pond, as approved by the city engineer, shall be provided for the construction phase and rough cut prior to rough grading a site.
- (c) All computations for all drainage-related design shall be submitted with the plans for review.
- (d) Side slopes of detention pond earth berms shall not be steeper than three horizontal to one vertical unless approved by the city engineer.
- (e) Aesthetic enhancement is required for exposed concrete of drainage facilities that are visible from adjacent roadways and neighboring properties. All concrete shall be stained or stamped concrete or veneered with rock, brick, steel, tile or other material or method that is harmonious with the landscaping and design of improvements, as approved by the city engineer. If indisputable evidence is provided that demonstrates that drainage facilities will not be visible from adjacent properties or roadways, due to significant differences in elevation, screening may not be required. If topography is claimed in lieu of screening, the developer shall provide a contour map to scale with sections at appropriate intervals that clearly illustrates the topographic differences.
- (f) Reserved-Detention facilities, including discharge piping, may not be located within any right of way, utility easement, drainage easement, or natural drainage channel, or within 10 feet of any subsurface utility including any water, sewer, gas, electric, telecom or internet line or facility.
- (g) Except as permitted in (h) and (i), detention facilities, including discharge piping, shall be located at a minimum ten foot setback from all property lines. The setback requirement shall be measured from the edge of any portion of the facility such as top of embankment, end of concrete apron/rock rip-rap or top of structural wall or tank wall, whether above or below ground.
- (h) Subject to the location restrictions in subsection (f), above-ground, non-structural surface detention facilities consisting of an earthen berm, non-mortared stacked rock, or other non-hardened landscaping, may be located a minimum 5 foot setback from all property lines.
- (i) When authorized pursuant to a permit issued under this Article to discharge stormwater to a point at a street adjacent to the permitted property or adjacent to a natural drainage channel, discharge piping that conveys stormwater from a detention facility to the street or natural drainage channel may cross a front or side setback adjacent to the street or natural drainage channel. Such piping may be recessed to no more than ___ feet of the surface of the property as landscaped.