

TIRZ 17/Redevelopment Authority

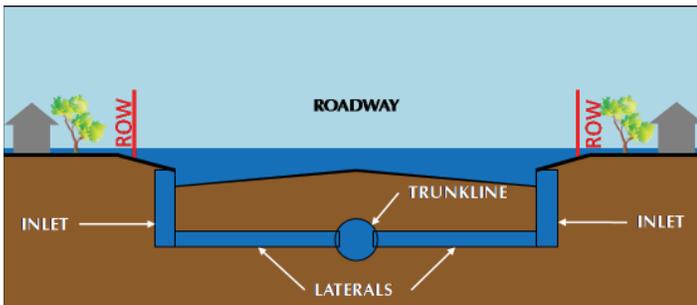
Flooding Causes

Local Drainage Criteria



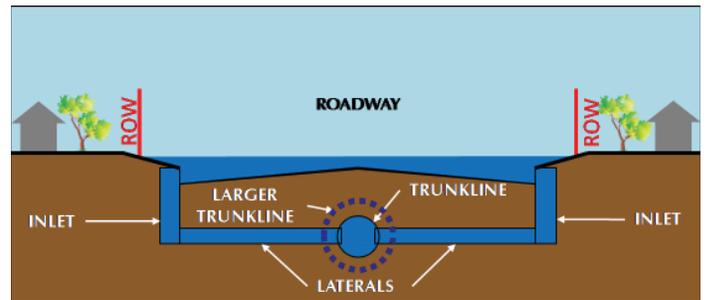
Storm Sewer

Development Criteria (1950's - 1970's)



Smaller Storm Sewer

Current Criteria

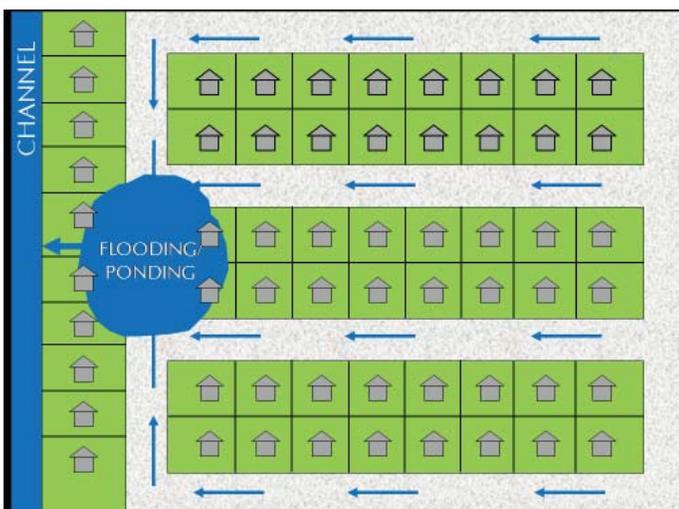


Larger Storm Sewer

Resulting issue: Frequent Street Flooding

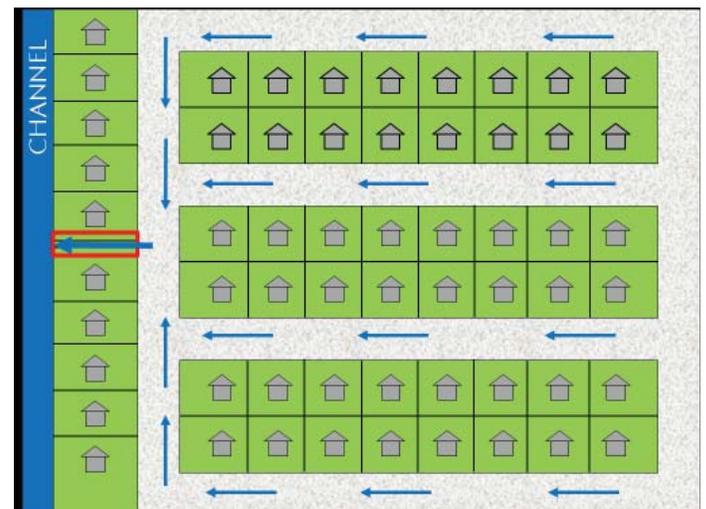
Overland Flow

No Defined Criteria (1950's - 1970's)



No Requirement

Current Criteria

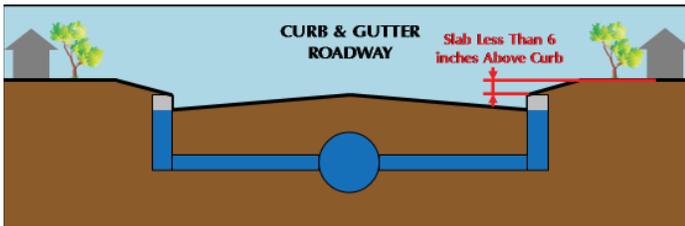


Defined Overland Flow Path Maintained Within ROW

Resulting issue: Excessive Ponding in Low-lying Developed Areas

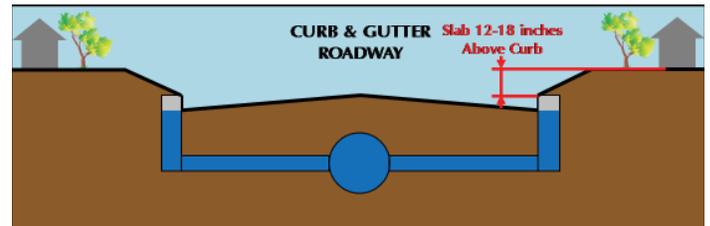
Slab Elevation

No Defined Standard (1950's - 1970's)



No Standard

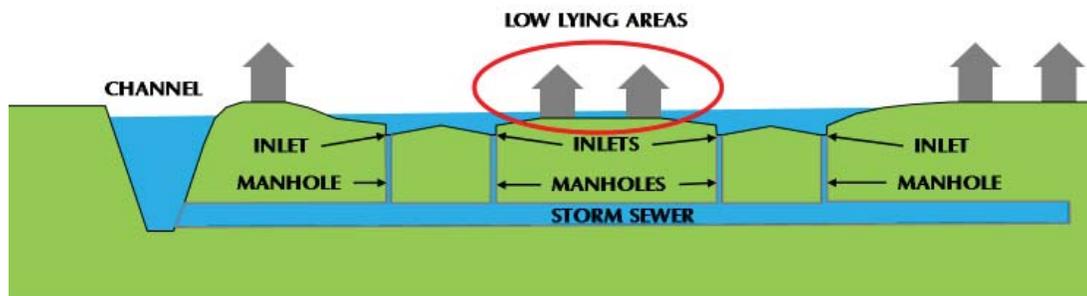
Current Standard



12-18" Above Curb

Resulting issue: Frequent Home Flooding

Low-lying Community Relative to Channel Banks



Resulting issue: No Overland Flow Outfalls

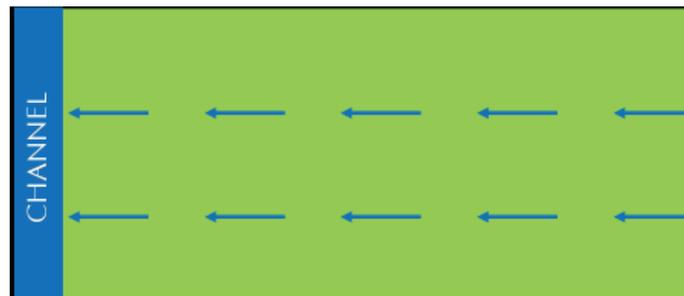
TIRZ 17/Redevelopment Authority

Flooding Causes

Local Drainage Criteria

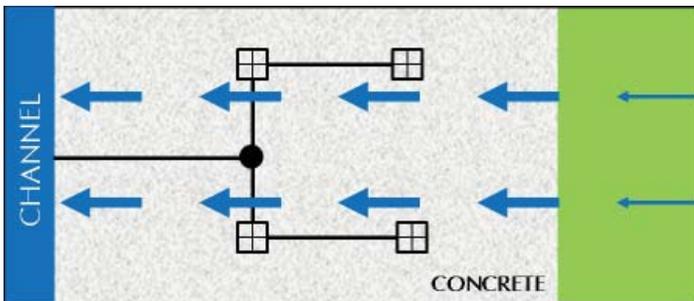


Detention



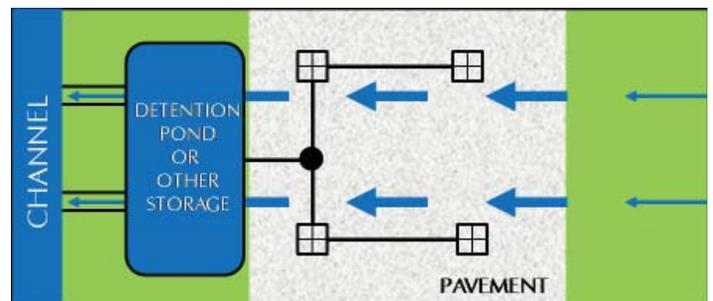
Undeveloped Tract

Development Criteria (1950's - 1970's)



No Requirement for Commercial or Residential

Current Criteria (post 1984)



Required for Commercial and Residential

Resulting issue: Increased Runoff from Residential and Commercial

TIRZ 17/Redevelopment Authority

Flooding Causes

Local Drainage Criteria



	Development Criteria (1950's-1970's)	Resulting Issues	Current Criteria
Low Lying Community Relative to Chan. Banks	N/A	No Overland Flow Outfalls	N/A
Slab Elevation	No Standard	Frequent Home Flooding	12-18 inches Above Curb
Storm Sewer or Roadside Ditch Size	Smaller	Frequent Street Flooding	Larger
Overland Flow	No Requirement	Excessive Ponding in Low Lying Developed Areas	Defined Path Maintained Within ROW
Detention	No Requirement for Residential or Commercial	Increased Runoff from Residential and Commercial	Required for Residential and Commercial