

PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

# 6

## ARTICLE SIX – PUBLIC IMPROVEMENTS AND INFRASTRUCTURE

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### 6-1 Purpose

The purpose of this Article is to assure that all subdivisions developed in the City of Storm Lake and its jurisdiction is adequately furnished with necessary public services. These services include adequate water, waste management, and storm water drainage utilities; and park and open space resources.

### 6-2 Water

a. Connection

1. All installations shall be properly connected to an approved and functioning community water system.
2. If a public water supply system is proposed to be provided to an area within a six-year period from the time of platting, as indicated in an officially adopted document of the City or other authorized agency, the City may require installation of a capped system or dry lines. Alternately, the City may require a payment in lieu of the improvement, to be credited toward the extension and extension of the subdivision to a future public water supply.
3. All proposals for new water supplies, extensions, or main installation shall be approved by the City of Storm Lake.

b. Capacity

1. The water supply system shall be adequate to handle the necessary flow, based on complete development of the subdivision.
2. The demand rates for all uses, including emergency fire demand, shall be included in the computation of total water demand.
3. Fire protection shall be furnished for any development connected to the municipal water system.
4. Hydrants spaced for necessary fire flow and provided with adequate means of drainage. The City Infrastructure and Public Facilities Director and Fire Chief shall approve the type and placement of hydrants. All lines serving hydrants shall be at least six inches in diameter, should be circulating lines, and should carry appropriate state approvals.

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5. Installation of water systems shall conform to community design standards in use within the City of Storm Lake.
6. A certification from a registered Professional Engineer shall be filed with the City of Storm Lake certifying that the water supply system of the subdivision is designed and constructed in accordance with the requirements of this Section; and all applicable standards of the State of Iowa. This certification shall be affixed to an accurate set of "as-built" system plans.
7. All state requirements shall be met and approvals from the Department of Natural Resources shall be obtained for all water systems.

### 6-3 Sanitary Sewers

#### a. Connection

1. All installations shall be properly connected to an approved and functioning sanitary sewer system prior to issuance of a certificate of occupancy.
2. If a sanitary sewer system is to be provided to an area within a six-year period, as indicated in an officially adopted document of the City, the County, the Iowa Department of Health, or other authorized agency, the City may require installation of a temporary alternative system, capped system or dry lines.
3. All proposals for new public sanitary sewer systems or extensions of existing systems shall be approved by appropriate public agencies.
4. All state requirements shall be met and approvals from the Department of Natural Resources shall be obtained for all waste disposal systems.

#### b. Capacity

1. The sanitary sewer system shall be adequate to handle the necessary flow, based on complete development of the subdivision.
2. Installation of sanitary sewer systems shall conform to community design standards in use within the City of Storm Lake.
3. A certification from a registered Professional Engineer shall be filed with the City of Storm Lake certifying that the sanitary sewer system of the subdivision is designed and constructed in accordance with the requirements of this Section; and all applicable standards of the State of Iowa. This certification shall be affixed to an accurate set of "as-built" system plans.

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### 6-4 Storm Water Management

#### a. Design

1. All subdivisions shall have a storm water management system that is adequate to properly manage the volume, rate, and quality of storm water runoff from the site.
2. The design of the storm water management system shall be consistent with general and specific concerns and standards of the Comprehensive Plan, the City's Storm Water Management Ordinance and the drainage control programs of applicable public agencies. Design shall be based on environmentally sound site planning and engineering techniques.
3. To the maximum degree possible, drainage from subdivisions shall conform to natural contours of land and not disturb pre-existing drainage ways.
4. Adjacent properties shall not be unduly burdened with surface water from the subdivision. Specifically:
  - (a) There may be no unreasonable impediment of water from higher adjacent properties across the subdivision, causing damage to lower properties.
  - (b) No action shall unreasonably collect and channel storm water onto lower properties. The volume or rate of post-development run off shall not exceed the amount of pre-development runoff, and is to be managed in a manner consistent with Iowa statute and existing case law regarding such flows.
5. Design shall use the best available technology to minimize off-site runoff, encourage natural filtration, grey water reuse, simulate natural drainage, and minimize discharge of pollutants. Best available technology may include retention basins, swales, bio-swales, rain gardens, porous paving, and terracing.
6. No surface water may be channeled into a sanitary sewer system.
7. Where possible, a subdivision's drainage system shall coordinate with that of surrounding properties or streets.
8. All storm water design shall be reviewed and approved by the consulting City Engineer. The preliminary plat submission must include preliminary drainage computations and demonstrations that the proposed storm water management system meets the requirements of this Section. A certification from a registered Professional Engineer shall be filed with the City of Storm Lake certifying that the storm water management system of the subdivision is designed and constructed in accordance with the requirements of this Section; and all applicable standards of the State of Iowa. This certification shall be affixed to an accurate set of "as-built" system plans.

#### b. Erosion Control

1. With the submission of the preliminary plat, the subdivider shall submit an erosion control plan, prepared and certified by a licensed Professional Engineer, for any land

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disturbing activity. All grading activities must be carried out consistent with this approved erosion control plan and Storm Water Management Plan.

### 6-5 Easements

#### a. Utility Easements

1. Easements for utilities shall be provided for in the subdivision dedication allowing for the construction, maintenance, repair, and replacement of such facilities in a five foot wide strip of land adjoining all front and side property lines; and a ten foot wide strip of land adjoining all rear property lines.

#### b. Drainage Easements

Where a watercourse, drainage way, crosses a subdivision channel, or stream, a storm water easement or drainage right-of-way shall be provided. It shall correspond generally with the extent of such watercourse, together with any additional construction or expansion necessary to allow it to conduct storm water adequately. Parallel streets or parkways may be utilized to preserve such drainage ways.

#### c. Setback Requirements for Structures Adjacent to Creeks and Drainage Ways

1. In addition to other applicable provisions of city ordinances, no persons shall be granted a permit for the construction of any structure, exclusive of fences, bank stabilization structures, poles signs, and non-related parking areas adjacent to any creek or stream unless such structure is located so that no portion whereof is any closer to the stream than will allow a maximum 3:1 slope between the water's edge (during normal flow conditions) of the stream and the closest point of the structure at-grade.

#### d. Other Easements

The subdivision shall provide easements for other public utilities that cross through it, in a form acceptable to the City or appropriate public agency.

### 6-6 Dedications

Before final plat approval is granted to the subdivision, dedications to public use of all streets, alleys, other public right-of-ways, or other parks and public lands shall be completed as required by this Ordinance.

#### a. Public Parkland Dedication Purpose and Applicability

1. The purpose of this section is to regulate the use and development of land so as to assure that new developments provide for the health, safety and welfare of future residents by providing land for public parks within the City and within areas being newly developed or redeveloped for residential purposes.

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2. Any Developer who seeks to develop land for residential purposes shall be required to dedicate public parkland.
3. No new plats or site plans for residential development shall be approved unless and until the provisions of this section are complied with, including a depiction of the parkland on the plat in compliance with this section.

### b. Computation of the Amount of Public Parkland Required

This subsection shall prescribe the minimum amount of space to be provided in a proposed development for use as a public park.

1. The amount of public parkland required to be dedicated in a proposed development shall be five percent (5%) of the gross acres in the residential development. The desired minimum area for a neighborhood park is one acre. Subdivisions that require less than one acre shall be provided alternative means to meet the parkland dedication requirements as outlined in subsection c. below.
2. The dedicated public parkland may include waterways and ponds, provided the area of such waterways and ponds is not used to satisfy the amount of public parkland required.
3. Dedicated public parkland shall not be used to satisfy required stormwater management standards, except in cases where creative use of best management practices can integrate public park uses with stormwater infrastructure. In no cases shall more than 25% of dedicated public parkland be utilized to satisfy required storm water management standards.
4. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the approval of an amended plat or site plan, the above space requirements for public parkland shall be based upon the new lots or new units being proposed for development.
5. Where proposed subdivisions abut undeveloped lands, the dedicated public parkland shall be located adjacent to the subdivision boundaries with the undeveloped land, at the discretion of the City Council, to allow the public parkland to be increased in size when the adjacent property develops.
6. Requirement of Dedication and Installation of Land or Easements for Trails. Where bike/pedestrian or recreational trails are indicated in the Comprehensive Plan the Developer shall be required to dedicate land or trail easements at least ten (10) feet in width. Furthermore, the Developer is required to install the trails to the width and specifications as required by the City. This land or easements, if approved by the City Council, may serve to satisfy parkland dedication requirements.

### c. Alternative to Dedication of Public Parkland Provided

If a Developer does not desire to dedicate public parkland required in this section, the Developer may make a request to the City Council that the Developer be allowed to meet the requirements of this section through other arrangements agreeable to the City Council and

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the Developer as long as such agreement provides equal value to the City. Such arrangements shall be made between the City Council and the Developer in the form of a Development Agreement.