

# Informational Memorandum

To: Planning & Development Customers

From: Larry Curtis, Director of Community Development

Cc: Ethan Edwards, Director of Engineering & Construction

Jill Ferenc, Planning & Development Manager

Date: March 20, 2020

Re: Design Criteria Clarification on Private and Public Stormwater Regulation

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As a valued partner, we would like to first thank you for choosing to contribute toward the continued growth and success of the City of Broken Arrow. A key priority of the City is to do everything we can to help our customers be informed of the latest information that is important to them. The purpose of this memo is to provide a clarification regarding the interpretation of the City's Engineering Design Criteria Manual that will help the design of private stormwater projects.

City of Broken Arrow staff were recently asked for guidance on when private stormwater system design ends and public stormwater system begins for a one lot, one block development. The following should help clarify how to interpret the criteria:

## **Stormwater designed for one lot, one block development:**

- All private systems that include private detention/retention areas must design said areas in accordance with the Engineering Design Criteria beginning when the stormwater exits the pipe and enters the detention area;
- For private closed conduit systems that will not be dedicated to the public, elements that fall into the following categories are not required to meet the public stormwater design standards listed in Section 10.9.2 of the Engineering Design Criteria\*:
  - A – Minimum pipes size
  - F – Hydraulic Design of Highway Culverts
  - J – Match the top inside elevation of the downstream pipe
  - K – Structures at all junction, grade change, size change, and alignment change
  - P – Maximum manhole spacing
  - R – Standard manhole ring and cover
  - T – Storm sewer profiles (*portion located outside a public right-of-way or easement*);and,
  - \*Engineering plans must clearly state if a portion of the proposed private system does not meet the City's criteria.
- Private systems become public once they reach a public right-of-way or easement with the installation of a stormwater structure (i.e., box or manhole) outside the right-of-way or easement. A 10' access easement will need to be dedicated around the structure

giving the City of Broken Arrow access to the manhole for maintenance of the public pipe.

- All private systems are the responsibility of the landowner, and this must be clearly stated on the engineering plans.

**Stormwater design affecting multiple lots:**

- Private systems affecting more than one lot must be designed in accordance with the Engineering Design Criteria.

A hydraulic analysis of the complete site, downstream storm sewer, and discharge points into a street or off-site will need to be completed for all projects to show that there is no adverse impact to the traveling public, the storm sewer system, or neighboring properties.

Should you have any questions or would like further clarification, please do not hesitate to contact us:

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