



Sec. 114-739 of the Racine Zoning Ordinance deals with surface drainage plans for all new construction in the City of Racine. The following procedure is established for review of all site drainage plans submitted for all "new construction" as well as for "additions" (excepting single or two family lot additions) and shall be effective with any and all building permits issued by this department as of January 1, 1989,

- A. The Building Inspector will receive the application for a building permit, stamp it received, and apply a stamp to indicate review by various departments on the site drainage plan also submitted with the application.
- B. The site drainage plan will be routed to the City Engineering Department, Department of City Development, and Department of Public Works for review. They will record their comments on the site drainage plan within three working days.
- C. The following items of information are required to be shown or indicated on the site drainage plan submitted for review:
 1. The plan shall be submitted and stamped by a Registered Land Surveyor or Professional Engineer.
 2. The site drainage plan shall be drawn to scale with the scale size and north arrow indicated on the plan.
 3. The location of the new structure or addition on the plan with lot and structure dimensioned.
 4. All driveway locations, parking areas, and other paved areas shown and dimensioned.
 5. Existing and proposed grade at all lot corners and all proposed site contours.
 6. Existing sidewalk grades and/or curb grades or street centerline grades.
 7. Proposed yard grades at all building corners of the proposed structure.
 8. Proposed first floor building elevation.

9. Proposed truck loading dock locations and elevations.
10. Existing grades at grade level of existing buildings on all adjacent properties and the first floor elevations.
11. Existing grades at the top and bottom of any significant topographic feature such as a ditch, ravine or slope on or within 25 feet of the lot line.
12. All elevations are to be in the United States Coastal and Geodetic and State Survey Datum.
13. Indications how drainage will be handled and the ultimate disposition of all storm water shown including downspouts, sump pumps, catch basins, yard drains, loading dock trench drains, and all on-site private storm sewer lines.
14. Adherence to the following City of Racine storm sewer policies.
 - a. Definitions:
 - i. *Impervious Surface* – shall include all surfaces incapable of penetration by moisture including Portland cement, Bituminous concrete, and structural roofing materials.
 - ii. *Available* – shall refer to a storm sewer, which is in the street, alley or easement right-of-way that is directly adjacent to the property to be served.
 - iii. *Direct Connection* – shall mean a mechanical connection to the public storm sewer system by an underground private storm sewer system.
 - iv. *Public Storm Sewer* – shall mean a City of Racine storm sewer whose systems are designated to convey storm water which would drain from upstream lands as a result of a storm which could be expected to occur once in ten (10) years.
 - v. *Private Storm Sewer* – shall mean a storm sewer line built on private property whose function is to pick up downspouts, sump pumps, and other clear water sources and convey the water by means of an underground system to the public storm sewer, river, lake, or other accepted drainage facility.
 - vi. *Public Nuisance* – shall mean any downspout, sump pump, or other clear water source whose flows could discharge onto any area (public or private) that serves vehicular or pedestrian traffic.

- b. All sites which include over 10,000 square feet of total *impervious surface* (total to include existing and proposed areas) shall be designed to convey the storm water drainage to the *public storm sewer system* (where *Available*), river, lake, or other accepted drainage facility by making a direct connection.
- c. When a storm sewer is not *Available*, the city can be petitioned to extend the existing *public storm sewer system* to any property development that is required to make a *direct connection*. If extension of the *public storm sewer system* is deemed to be not in the public interest, the city may permit overland surface drainage under the condition that the flow shall be directed to the city street or other accepted drainage facility without crossing any adjacent property lines.
- d. When a *direct connection* to the *public storm sewer* is required, all downspouts, sump pumps, or other clear water sources shall be mechanically connected to a *private storm sewer* line where they are considered to be an on-site *public nuisance* or as directed by the City Engineer, Building Inspector, or Plumbing Inspector.
- e. Site runoff calculations and *private storm sewer* line design shall be made available to the city upon request. If the *public storm sewer* is not of adequate size or it is in the best interest of the City of Racine, on-site storm water retention can be required.
- f. The property owner shall be responsible for the cost of all *private storm sewer* lines including the connection to the *public storm sewer system*.
- g. Sites, which include less than 10,000 square feet of total impervious surface, may not necessarily be required to convey the storm water drainage to the *public storm sewer system*. However, where the overland drainage causes a *public nuisance* or it is in the best interest of the city, a *direct connection* to the *public storm sewer system* may be required.
- h. The City of Racine may, upon request, ask for a site erosion control plan, which shall be available for all site drainage plans, submitted for approval.