

Stabilization of stormwater runoff:

In the overall approach to stormwater management, it is essential that flooding be stabilized at its current level as systems are developed to resolve prior conditions. Therefore, site preparation for new, single lot, residential construction will include two or more of the following described techniques which are intended to detain water on site:

A.

Construct a French drain adjacent to the foundation of the house. (A "French drain" is a trench two to three feet wide and three to four feet deep which is filled with gravel or crushed stone.)

B.

Divert water from **downspouts** to a dry well on site.

C.

Connect **downspouts** to perforated plastic pipe buried in the lawn area and emerging at a point away from the house.

Or Suggested:

No downspout may discharge water more than four feet from the property line. The down spout must be secured to the ground.

Lot Requirements:

A. Drainage and standing water. All lots shall be graded and/or filled, and thereafter maintained, so as to

prevent the erosion of soil and to prevent the accumulation of standing water.

B. Surface water runoff to adjacent property. The flow of surface water, if any, as the result of the required grading and filling shall not unreasonably drain onto adjacent private property and/or create an excessive burden on adjacent property.

C. Surface water runoff from improvements. Surface water from improvements shall not be allowed to unreasonably drain onto an adjacent private property and/or create an excessive burden on adjacent property.

D. **Downspouts.** When **downspouts** are utilized, **downspouts** from structures shall not extend beyond a point midway from the structure to the property line unless emptying to a ditch, swale or street. Any **downspout** installed after the effective date of this Part 1, shall require a permit and must be connected to buried corrugated or perforated plastic pipe terminating in a dry well on-site or emerging at a point away from the structure. In no case shall the dry well or the termination of the buried pipe be located or extend beyond a point midway from the structure to the property line unless emptying to a ditch, swale or street.

E. French drains. All new and remodeling construction requiring a building permit shall be constructed with a French drain around the foundation or footprint of the structure. (A French drain is a trench two or three feet

wide and three to four feet deep which is filled with gravel or crushed stone.)

H.

Swales and ditches. In accordance with Chapter **516**, Article **V**, Drainage, all swales and ditches located on both public land and private lots shall be kept free of all debris, rubbish, tall grass, fallen timber and fences or any other condition defined in Chapter **440**, Brush and Grass, so that the flow of water is free and not impeded. Where swales and ditches are located along a property line, owners of lots on either side of the ditch or swale shall be responsible for compliance with this requirement. Where swales or ditches are filled to accommodate a driveway, a pipe (culvert) will be constructed of the proper size and at the appropriate grade as required under the existing code so as not to impede the flow of water.

I.

New ditches and swales, private and public. No new ditches or swales shall be constructed without a permit being first issued by the Town Building Inspector, and without the written notification to all lot owners adjacent to or affected by the new construction. Notification is to be by certified mail, return receipt requested, to the address carried on the tax rolls, and shall include the address of the proposed construction, the nature of the proposed construction and the individual or entity proposing said construction. Notification shall not be sent less than 30 days prior to the issuing of a permit.

Source: Town of Bethany Town Code