

NEIGHBOR VS. NEIGHBOR VS. DRAINAGE



VS



There is nothing more exciting than building your own home; however drainage problems can quickly turn your dream into a nightmare for both you and your neighbors. When looking at the site take into consideration the elevation. Does it sit lower than the surrounding homes? Will using fill alter the drainage path? Are there steep slopes? What type of soil is there? There are some concerns that you need to discuss with your builder. Remember, what you do may affect many others and it's good to keep in mind what you learned in Bible school; do unto others as you would want done to you. Be considerate of your neighbors and think of how you may affect them. It's important to remember water does flow downhill.

Some homeowners forget this little detail and direct water onto a neighboring property. This spells trouble with a capital T. The idea is to assist the natural flow across your lawn in the same direction as before you built. Landscaping mounds need special attention as they can alter the water flow to a different direction. Also, don't outlet your downspouts at the property line. Instead let the water filter at least 25 ft. over your property. There are many ways to handle roof run-off and you may need to do a little homework to find one that works for you that won't affect your neighbors. A little forethought can reduce or eliminate many of these potential drainage problems. Depending on the rain amount, you may encounter drainage problems even if you've never had them before. (Mother Nature does have a sense of humor that way.) But don't panic, there are solutions. Walk the drainage path; see if something has changed in the watershed. Also, talk with your neighbors.



pgi0268 www.fotosearch.com

Most are willing to work together for a solution that is acceptable to all involved. As many homeowners know, there is nothing more frustrating than having a drainage problem caused by someone else. Unfortunately, you may not be very sympathetic until you've experienced it for yourself. Since there is no agency that takes care of these kinds of disputes, it's up to all of us to take responsibility for our actions and to be a good neighbor.

OHIO EPA NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES

Phase II of the National Pollutant Discharge Elimination System (NPDES) is now in effect. So just how does this affect you?

Who needs permit coverage?

- “Operators” of sites with disturbances of one (1) acre or more.

Who is the “Operator”?

- Generally a developer, general contractor and/or home builder.

How is permit coverage obtained?

- A developer must submit a Notice of Intent (NOI) twenty-one (21) days prior to start of construction.
- A general contractor submits Co-Permittee NOI before starting the project.
- A home builder submits an Individual NOI seven (7) days prior to start of construction. (The Notice of Intent requires a fee; however, there is no fee associated with the Co-Permittee or Individual NOI's.)

What are the new requirements?

- A Storm Water Pollution Prevention Plan (SWP3) must be submitted with ten (10) days of written request.
- Developer and general contractor must maintain a written document containing the signatures of all contractors involved.
- SWP3 must identify the contractor responsible for implementing each element.
- Delineation and size of drainage watershed. Designated areas for the storage or disposal of non-sediment pollutants.
- Location of post-construction best management practices (BMP).
- Step-by-step implementation schedule.
- Typical individual lot and associated activities BMP's.
- Copy of the NPDES Permit.

For a more detailed list, contact the Ohio EPA or visit their website at <http://www.epa.gov/npdes/stormwater>. Stark County's regulations reflect the minimum controls and in some areas exceed the EPA minimum specs.