

# TOWN OF FLETCHER NC

[www.fletchernc.org](http://www.fletchernc.org)



Fletcher is where government professionalism, citizen involvement, and beautiful urban and rural space come together in a caring and friendly community.

As a Town, we value the history, rural character, and peaceful nature of our area and people. We are a leader in recreation, have a vibrant local economy, and practice planning which focuses on the needs of families and manages growth. We are future thinking and action-oriented because we not only care about where we live, we care about each other.

## HENDERSON COUNTY EROSION CONTROL DIVISION

Henderson county offices  
240 2<sup>nd</sup> Avenue East  
Hendersonville, NC 28792  
Tel: 694-6553

## TOWN OF FLETCHER PUBLIC WORKS DEPARTMENT

25 Howard Gap Road  
Fletcher, NC 28732  
Tel: (828)654-9208

## TOWN OF FLETCHER PLANNING DEPARTMENT

300 Old Cane Creek Road  
Fletcher, NC 28732  
Tel: (828) 687-3985

[www.fletchernc.org](http://www.fletchernc.org)  
Tel: (828) 687-3985



# FREQUENTLY ASKED QUESTIONS ABOUT URBAN STORMWATER

## What is Urban Stormwater?

Urban runoff is the water that flows off of our yards, streets, parking lots, and driveways into storm drains and eventually into our creeks, lagoons, and the ocean during dry season. Whether it is from sprinkler over-spray, car washing, or hosing down the driveway, everyone is a potential contributor to urban runoff.

## **What is stormwater runoff?**

Stormwater runoff is defined as: the surface flow of water resulting from precipitation in any form and occurring after rainfall or snow melting.

## **What is the difference between public and private drainage systems?**

Public drainage systems are located within public drainage easements or street rights of way. Public drainage systems are the NCDOT's maintenance responsibility if the street is a state roadway, and the Town's responsibility if the street is Town owned. Private drainage systems are located on private property and may or may not be located within private drainage easements. Private drainage systems typically do not collect runoff on a specific lot. Private systems are required to be maintained by the property owner.

## **Who do I call when I have issues with stormwater problems at my home?**

You should contact a private grading/drainage contractor to discuss options for stormwater issues on your property. In more complicated cases, you may also need to consult with a civil engineer. In cases where there is an unresolved dispute with an adjoining property owner that you feel is impacting your property, you may wish to contact an attorney that specializes in civil disputes.

## **What should I do with the roof drains from my single family dwelling?**

Downspouts and gutters will collect and send out hundreds of gallons of water during a storm. Splash blocks only serve as a way to absorb and spread the energy of the falling water. Drain lines of durable 4 inch diameter plastic pipe can capture and move the water to a better place on your lot. Take precaution to not run the pipes towards your neighbor's structure. They should be routed to the closest stream, storm drain or area where the water is able to be absorbed into the ground before it harms a structure or, adjoining neighbor's property.

## **My neighbor has done some work on his lot and now I'm getting more runoff. What can I do?**

These situations are civil matters between the property owners. It does not violate Town code for one lot to drain onto another, and you should try to perform work on your lot to help your yard drain more efficiently. It is against the law to divert or concentrate runoff, or block runoff from draining onto your property. We advise that you meet with your neighbor and discuss the problem to work toward a mutually agreeable solution. If this is not possible, consider grading swales on your property to convey the runoff around your home. Swales are depressions similar to wide shallow ditches that will collect runoff and take it to a more desirable area, typically the street. If swales are graded, care should be taken to ensure that grass is established so that they do not immediately fill up with silt. Occasionally, area drains may be considered. However, we do not generally recommend them for surface flow situations. Area drains typically do not have the capacity to handle the volume of runoff that is threatening to flood a home, and must be frequently cleaned of leaves and debris to function properly.

## **My driveway culvert has become clogged and no longer drains properly. Will Town come out and clean out my culvert?**

North Carolina Department of Transportation (NCDOT) will clean and regrade ditches as needed if the situation is on a state maintained roadway, and the Town of Fletcher will do the same on Town roads. In other cases, homeowners are responsible for cleaning out driveway culverts.

## **There is new construction behind my lot and I'm having drainage problems due to the construction. Is there anything the Town can do to make the developer drain his development away from me?**

There is a misconception that new development is not allowed to drain onto existing development. If the area drained onto the adjacent property prior to development, it may continue to do so after development. New development may not worsen structural flooding. If problems existing are being created during construction, please contact the Henderson County Erosion Control Division at 828-694 6553 and they will investigate to determine whether the development is being properly constructed.

## **I have discussed my drainage problems with my neighbor and they will not work with me. I have considered placing swales or other improvements on my property, but it is not feasible. Is the Town responsible for ensuring proper drainage on my lot?**

The Town is not responsible for ensuring proper drainage on privately owned property. If it is impossible to remedy the problem by working with your neighbor, then civil court action may be taken. This should be a last resort to resolving drainage problems. Only if the neighbor is diverting or impounding water against its natural flow or unnaturally concentrating the flow would the neighbor be liable for damages. If water is flowing as it naturally would, then the neighbor has no liability. Property owners are responsible for maintaining drainage on their own property. You could also consider hiring a civil engineer with expertise in storm drainage to examine alternative solutions.