



**TOWN OF CARRBORO
STORMWATER ADVISORY COMMISSION
AGENDA**

May 14th, 2020; 6:30 pm
Remote Meeting

<u>Time</u>	<u>Item</u>	<u>Presenter</u>
6:30 pm	Administrative Matters: Call to order, approval of April minutes; appointment to Comprehensive Plan Task Force	Chair, all
6:45 pm	Public comment (if any)	Chair, all
6:50 pm	Staff update	Staff, all
7:00 pm	Outreach presentation and discussion	Staff, all
7:55 pm	Announcements and adjourn	Chair

Citizens (other than Commission members) should email stormwater@townofcarrboro.org to receive an invitation to view the meeting. If you wish to make public comment, at the time of public comment, the speakers will be allowed to remotely enter the meeting one-by-one to comment. Please send any written statement or materials to the same email provided above. Requests to remotely attend the meeting shall be made within 24 hours of the meeting start time. The requester should also specify if they wish to make any comments in the email. All written statement and materials will be forwarded to the Commission members.

TOWN OF CARRBORO



STORMWATER ADVISORY COMMISSION – SUMMARY

Remote Meeting on April 9, 2020, 6:30 pm (Zoom)

Commission Members		Applicants	Staff
John Cox (vice-chair)	Jeanette O'Connor (chair)	Satya Kallepalli	Randy Dodd
Robert Dickson	Michael Paul	Margot Lester	Heather Holley
Jacquelyn Gist (Council Liaison)	Lauren Joca		

Administrative Matters

The SWAC approved the March minutes (unanimous vote).

Staff Update

Staff provided an update on: the status of construction bidding for the Public Works stream restoration; FEMA funded home elevations on Lorraine Street; and outreach support from a UNC intern and upcoming outreach plans.

Center for Neighborhood Technology Draft Report Review

The Commission prepared review comments on the draft pilot study prepared by the Center for Neighborhood Technology (CNT). Comments were provided in a narrative format and also as markup of the draft report. Examples of comments included further clarification and elaboration on: some terminology; partnerships; financing, funding, and affordability; options for including renters; evaluating program effectiveness and performance metrics; the discussion regarding a fee/credit program; and feasibility of some eligible green infrastructure versus others.

February Meeting Review Comments

Commission members approved passing on feedback on the February community meeting with a presentation by CNT and ensuing discussion. Cox spent time rewatching the video from the meeting, and provided a draft document compiling community comments and offering responses that was reviewed by the Commission. The comments were grouped together for simplicity of discussion/response into the following categories: location of flooding, historic causes, factors contributing to flooding, climate change, development, solution funding and homeowner assistance, solution scale, and specific solutions.

Adjourn

The meeting was adjourned at 8:14 pm.

Homeowner's Watershed Handbook

[Other possible titles: Stormwater Residential Handbook, Stormwater Homeowner's Manual, Homeowner's Guide to Drainage]



*Everything you ever wanted to know about your
Watershed and Stormwater Management.*

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INTRODUCTION

A healthy and properly functioning watershed effectively involves cooperative efforts from both the private and the public sectors. This handbook is designed to provide information on your watershed and an overview of why and how stormwater is managed in the Town of Carrboro, describe roles and responsibilities of private property owners and government jurisdictions, and serve as a resource for where additional information can be obtained.

Drainage and flooding problems in and around your home can be a costly and damaging nuisance. While you are developing your lot or landscaping your yard, you can inadvertently create flooding and drainage problems for you and your neighbors.

Fortunately following the guidelines listed in this handbook can often prevent most of these problems. These guidelines are based on actual problems encountered, and are intended to provide a brief overview of typical situations.

The guidelines are general in nature and may not fit all situations. If you have an unusual problem or have a specific question please contact the Town of Carrboro's Stormwater Division at stormwater@townofcarrboro.org or 919-918-7425.

Town of Carrboro's Stormwater Mission Statement

[Insert Mission Statement]

[Insert ToC Seal and ToC SW Logo]

KEYWORDS

[Alphabetical list of stormwater/watershed related keywords and their definitions]

WATERSHEDS

What is a Watershed?

[Describe: Waterways, Water Supply Watersheds, Sub-Watersheds, Nutrient Sensitive Waters, etc...]

What watershed do I live in?

The town of Carrboro is in the Jordan Lake Watershed which is a part of the Cape Fear Watershed....

[Description of watersheds ToC incorporates.]

[Insert Map of major watersheds]

[Link to ToC GIS map, work with Evan to set up map]

Streams, Creeks, and Waterways

What is a waterway?

Who regulates waterways?

Why are waterways regulated?

How do I care for a waterway on my property?

Streams and creeks located within private property are the responsibility of that property owner. Maintenance to a streams and related buffers are regulated by the Water Quality Buffers part of the Land Use Ordinance.

Downed trees and other woody debris that accumulate in rivers are often believed to be a problem that needs to be addressed through removal. This is especially true in urban watersheds where woody debris and logjams are highly visible, collect trash, and are an obstacle for recreational uses within the river. However, woody debris such as fallen trees is a natural and important part of aquatic ecosystems that may provide more benefit than harm, and should be managed with this in mind.

A collection of trunks, limbs and branches is often referred to as woody debris. This debris accumulates within rivers and can range in size from a single floating stick all the way to a large log jam consisting of several full-sized tree trunks that span a river channel. These larger accumulations are often referred to as Large Woody Debris (LWD).

LWD can provide food and cover for fish and insects that live in lakes, rivers and streams. Wood and associated organic material (leaves, fungi, etc.) are an integral part of the food web which

supports small aquatic species such as insects, which in turn provide food for fish and other larger animals. LWD can create desirable habitats for aquatic species, such as deeper sections of water called pools within the river, by slowing water down and redirecting flows. In addition, when properly managed, LWD can alter flows to provide erosion control and add physical structure to river banks and the river bottom.

In many cases, LWD in a river can and should be left alone because of the benefits that it provides. However, there are times when woody debris can have negative impacts on the river and action is needed. For example, LWD can block navigation, disrupt flow patterns which result in increased erosion, or pose a hazard or block structures such as culverts or bridges. In these situations, the woody debris needs to be actively managed. Four key points regarding the proper management of woody debris include:

- Minimize the removal of wood to maintain the benefits provided when addressing the issue or concern.
- Utilize the existing wood in ways that can be beneficial to the stream. This can include re-orienting the wood or anchoring it to the bank or within the channel. The orientation of the wood within a stream often influences how flow is altered and what changes may occur in the stream.
- In cases when removing wood from the river is necessary, place wood high enough and far enough away from river so it does not reenter with high flows.
- Be mindful of surrounding habitat and minimize disturbance of these areas while conducting needed maintenance.

Keep in mind that a permit is not required when dealing with floating debris and logs that are not embedded in the stream bottom or banks. However, in more extensive management scenarios, a permit from the NC Department of Environmental Quality and the Army Corps of Engineers may be required.

Stream Buffers

What is a stream buffer?

How do I know if I have a stream buffer on my property?

What is allowed and prohibited within a stream buffer?

Vegetation management within the Water Quality Buffer Zones are allowable in these situations:

- Emergency fire control measures provided that topography is restored
- Mowing and harvesting of plant products in Zone 2 only
- Planting vegetation to enhance the riparian buffer
- Pruning forest vegetation provided that the health and function of the forest vegetation is not compromised
- Removal of individual trees which are dead, diseased, or damaged, are in danger of causing damage to dwellings, other structures or human life, or are imminently endangering the stability of the streambank
- Removal of poison ivy
- Removal of invasive exotic vegetation as defined in Smith, Cherri L., 1998 Exotic Plant Guidelines. DENR, Division of Parks and Recreation. Raleigh, N.C. Guideline # 30, or a more recent version or alternative reference approved by the NC EMC.

How do I maintain a stream buffer on my property?

Vegetative yard debris shall not be stored within the stream buffers. This includes bucked and or split logs, grass clippings, collected leaf piles, garden trimmings. This material becomes an issue for clogging stormwater conveyances and impacting water quality. Naturally occurring downed trees and vegetative debris from the vegetative buffer should be left where lies to complete the natural ecological cycle.

Technical advice on streams and buffers is available from the Stormwater Division of Public Works upon request. Contact the Stormwater Division at Stormwater@townofcarrboro.org or 919-918-7425 for more information or to arrange a visit.

STORMWATER

What is stormwater?

What is Stormwater?

Stormwater is, in essence, just what it sounds like: water from a storm. Any precipitation that falls from the sky, including rain, hail, and snow, is considered stormwater.

In general, there are two fates for falling stormwater. In a natural landscape without development, stormwater is absorbed into the ground or falls into bodies of water. This gives needed water to plants and animals and replenishes reserves of surface and groundwater. In contrast, in an urban landscape, stormwater falls onto impervious surfaces (surfaces that do not absorb water) such as roads, sidewalks, rooftops, or parking lots and is not soaked up by the ground. As a result, the falling water is swept across these surfaces as runoff.

What is Stormwater Runoff?

Precipitation in an urban or suburban area that does not evaporate or soak into the ground flows off building rooftops, driveways, lawns, streets, parking lots, construction sites, and other areas and into the nearest waterway is considered stormwater runoff. Most runoff is conveyed directly to nearby streams, rivers, or other water bodies without treatment. Stormwater runoff moves through an urban and suburban environment in the Stormwater Conveyance System before entering a waterway.

What is a Stormwater Conveyance System and who takes care of it?

Facilities that control the discharge of stormwater and that remove pollutants make up the bulk of the structural solutions applied to surface water problems in Carrboro. Stormwater facilities included storage facilities (ponds, vaults, underground tanks, and infiltration systems); water quality facilities (buffers, wet ponds, biofiltration swales, constructed wetlands, sand filters, and oil/water separators); and constructed conveyance systems (ditches, pipes, and catch basins).

These systems are most often built in conjunction with new development, but include facilities designed and constructed by the Town of Carrboro.

Once constructed, stormwater facilities require on-going maintenance to ensure they continue to perform as intended. Maintenance of storage facilities typically includes the removal of accumulated sediment and debris, routine mowing, and minor repairs to mechanical appurtenances. Management of water quality facilities is more complex, requiring intensive vegetation management, inspection and maintenance of flow control features, and restoration or replacement of filter media. Carrboro plays an active role in the management of three categories of stormwater facilities: residential, commercial, and public.

Public Stormwater Conveyance

In Carrboro, public stormwater facilities are constructed and/or managed by NCDOT and the town's Public Works Department. They typically serve large areas with a variety of land uses, and are intended to address problems resulting from large storm events. Examples of public facilities include, public storage facilities, sedimentation ponds, open channels, and enclosed drainage systems. These facilities are inspected annually and maintained by either NCDOT for their roadways or the Town of Carrboro's Public Works Departmental staff. Town staff includes members from the Landscaping and Grounds, Solid Waste, Streets, Engineering, and Stormwater Divisions.

Residential Stormwater Conveyance

Residential stormwater facilities typically serve all or part of a single development or property and are built on a tract dedicated to this purpose. While the design and construction of these facilities is the responsibility of the developer, Town of Carrboro staff reviews and approves plans and construction. Responsibility for their long-term operation and maintenance is the sole responsibility of the property owner or Home Owner's Association.

Commercial Stormwater Conveyance

In Carrboro, commercial developments (which include businesses, shopping centers, apartments, and condominiums) are subject to stormwater management regulations that are similar to those applied to residential developments. Stormwater facilities remain the property and responsibility of the commercial landowner or manager.

Stormwater staff conducts inspections of public, commercial, and residential facilities to identify maintenance needs for the property owners.

Easements

An easement is a nonpossessory right to use and/or enter onto the real property of another without possessing it. This means that the property owner grants use of some amount of their land for use by others but retains the ownership of the property. The homeowner has full use of the easement as part of their yard, although there is generally a prohibition on building in or blocking the easement. Easements are generally recorded with the Register of Deeds. There are 3 types of easements in Carrboro.

A Public Easement is any easement granted and recorded to the Town of Carrboro. This includes right-of-way easements for roadways and related infrastructure.

Utility Easements are areas of a property that were defined for use by utility companies when the property was first put on a plat. They are designated for overhead electric, telephone and television lines and underground electric, water, sewer, telephone, and cable lines. The property owner may maintain the easement area but may be limited on use dependent of easement holder. For more information on utility easements please see the following websites:

Duke Energy Easements:

<https://www.duke-energy.com/community/trees-and-rights-of-way/what-is-a-right-of-way>

Dominion Energy Easements:

<https://www.dominionenergy.com/company/safety/public-safety/right-of-way-use>

Piedmont Electric Easements:

<https://pemc.coop/about-my-co-op/right-of-way/>

OWASA

[Insert website info, currently being updated]

A Private Easements is an easement whose enjoyment is restricted to limited people. A private easement benefits a limited number of persons or a specific person. An example of a private easement may include the right to use a driveway to access land. Another type of private easement would be an HOA owned drainage easement, an easement to allow access to perform repairs or maintenance to a Residential Stormwater Conveyance.

You can find out if there is an easement on your property by doing a plat/deed search with the Orange County Register of Deeds. This can be done in person at The Register

of Deeds office in the Orange County Courthouse located at 228 Churton St, Hillsborough, NC 27278 or online at <https://rod.orangecountync.gov/orangenc/>. Once you have determined the holder of the easement please contact them for direction on what is allowable.

The Town of Carrboro does not have municipal authority or jurisdiction to undertake any work on private property. This includes, but is not limited to private drainage easements and private drainage structures.

Why can stormwater runoff be a problem?

Stormwater runoff plays a large role in local water pollution. As the runoff flows across the ground, it picks up pollutants and carries them into local waterways, such as creeks, streams, lakes and rivers, before eventually making its way into the ocean. In a natural system, a variety of plants act as filters that clean pollution from the water as it percolates into the ground. Without these natural filters, pollutants and other debris accumulate and are washed into bodies of water.

In addition to transporting pollutants, runoff can also cause erosion and sedimentation by sweeping away and displacing soil. It can also cause localized flooding when storm drains take on too much water at once.

Here in Carrboro, storm drains lead directly unfiltered and untreated into local waterways, such as Morgan Creek, Toms Creek, and Bolin Creek. This means anything that makes its way down a storm drain, including stormwater, pollution, sediment, debris, etc. will end up in these creeks and Jordan Lake.

There are 6 common pollutants that affect waterways in Carrboro:

- Pet Waste
- Automotive Fluids
- Yard Waste
- Fertilizer
- Herbicides/Pesticides
- Trash/Litter

Rain picks up oil, lawn clippings, chemicals and pet waste as it flows into storm drains or gutters. That water carries the pollutants directly to our local streams, lakes and rivers, where we swim and play. These pollutants can also affect our drinking water. By working together, we can positively impact our water and keep it clean for everyone to enjoy.

What is the Town of Carrboro's responsibilities?

The Town holds a NPDES MS4 (Municipal Separate Storm Sewer System) permit that requires the implementation of a comprehensive stormwater management program to reduce pollutants in stormwater runoff to the maximum extent practicable This includes the implementation of six minimum measures throughout the towns jurisdictional area.

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Runoff Controls
- Post-Construction Site Runoff Controls
- Pollution Prevention and Good Housekeeping for Municipal Operations

The Stormwater Utility Fee was established in [_____] to fund the Stormwater Management activities to meet these requirements. For more information on the Stormwater Utility Fee see page [_____] or read more online at [*SUF webpage link*]

Public Education and Outreach

An informed and knowledgeable community is crucial to the success of our stormwater management plan. We have implemented a public education program as a step to reduce pollutants in stormwater runoff. Our program includes:

- Creating and updating the Stormwater webpages with information.
- Creating and distributing information brochures and documents to the public.
- Staff manned information booths at public events.
- Staff led educational programs at Carrboro Schools and other events.
- Staff curated social media and newsletter.

You can request a stormwater staff member to present at your event or meeting by contacting stormwater@townofcarrboro.org or calling 919-918-7425.

Public Involvement and Participation

The public can provide valuable input and assistance to a small municipal stormwater management program and we encourage the public involvement and participation to play an active role in both the development and implementation of the program. Our program includes:

- Public meetings of the resident lead Stormwater Advisory Commission (SWAC) the second Thursday of each month.
- Community clean-ups
- Storm drain labeling
- Provide assistance for citizen led clean-ups, clubs, and environmental quality groups.

If you wish to get involved in some way please contact us at stormwater@townofcarrboro.org or calling 919-918-7425.

Illicit Discharge Detection and Elimination

The EPA defines an illicit discharge as, “any discharge into a storm drain system that is not composed entirely of stormwater.” This means that anything other than simply the water that falls from the sky is an illicit discharge. There are many hazardous household products, yard care products, fertilizers, dog waste, car soaps and automotive fluids that turn what should only be stormwater into an illicit discharge that pollutes and degrades local water quality.

[Insert Hotline graphic]

Please be cautious about what washes off of your property and notify your local stormwater hotline if you detect any illicit discharge in your area. They are illegal and can directly affect you! Our program includes:

- A map inventory of the Town’s stormwater conveyance system.
- An ordinance prohibiting non-stormwater discharges into the stormwater conveyance and waterways (Sections 5-32 and 5-33)
- Stream walks and outfall inspections to look for discharges
- An educational outreach program to educate staff and the public on illegal discharges and improper disposal of waste
- Establishing a hotline for reporting Stormwater Violations and Issues

If you wish to speak to someone about this part of our program please contact us at stormwater@townofcarrboro.org or calling 919-918-7425.

Construction Site Runoff Controls

The Town of Carrboro construction site runoff controls are handled by the Orange County Erosion Control Division. If you have any questions regarding their program please contact them at 919-245-2586 or visit their website at www.oragencountync.gov/1303/Erosion-Control

Post-Construction Site Runoff Controls

Post-construction stormwater management in areas undergoing new development or Predevelopment is necessary because runoff from these areas has been shown to significantly affect receiving waterbodies. Many studies indicate that prior planning and design for the minimization of pollutants in post-construction stormwater discharges is the most cost effective approach to stormwater quality management.

There are generally two forms of substantial impacts of post-construction runoff. The first is caused by an increase in the type and quantity of pollutants in stormwater runoff.

As runoff flows over areas altered by development, it picks up harmful sediment and chemicals such as oil and grease, pesticides, heavy metals, and nutrients (e.g., nitrogen and phosphorus). These pollutants often become suspended in runoff and are carried to receiving waters, such as lakes, ponds, and streams. Once deposited, these pollutants can enter the food chain through small aquatic life, eventually entering the tissues of fish and humans. The second kind of postconstruction runoff impact occurs by increasing the quantity of water delivered to the waterbody during storms. Increased impervious surfaces (e.g., parking lots, driveways, and rooftops) interrupt the natural cycle of gradual percolation of water through vegetation and soil. Instead, water is collected from surfaces such as asphalt and concrete and routed to drainage systems where large volumes of runoff quickly flow to the nearest receiving water. The effects of this process include streambank scouring and downstream flooding, which often lead to a loss of aquatic life and damage to property.

To meet this requirement the Town has ordinances requiring the implementation of post-construction run off controls and the Stormwater Division performs inspections to ensure that there is adequate long term operating and maintenance of these controls.

See *[Insert Code #s]*

Pollution Prevention and Good Housekeeping for Municipal Operations

The intent of the PPP&GH measure is to ensure that our municipal operations are performed in a way that minimizes contamination of stormwater discharges. We have implemented and are inspecting and maintaining controls measures for reducing or eliminating discharge of pollutants from roads, parking lots, and maintenance yards. Our controls and sites are reviewed regularly to determine if additional measure need to be taken. We also train staff to perform their duties with PP&GH in mind.

What is the Stormwater Utility Fee?

What services are provided to the public from this fee?

Outreach Activities and Public Education

Leaf and Vegetative Debris Removal

Street Sweeping

Stormwater Control Measure Inspections

Provide Technical Advice to the Public

What can I do to limit my impact on stormwater runoff?

Landscaping Practices

Leaf litter in an urban environment can cause a couple of issues that are not a concern in more rural areas. The stormwater runoff in an urban area carries everything it collects into our stormwater system and then to our waters. Leaves can become an issue for our roadside and underground stormwater conveyances. Leaves can clog or block drains and pipes which can lead to flooding or excessive standing water. Blockages can lead to damages of the components of system and possible safety issues and threaten properties.

Within an urban environment leaf litter can be concentrated into the streams and creeks by the stormwater system. This can significantly raise the nutrient load (by up to 80 %*) in the streams and creeks which can be detrimental to the aquatic life and decrease the water quality. The Town of Carrboro's streams and creeks are part of a water supply watershed, specifically the Jordan Lake Watershed and the University Lake Watershed. These lakes provide drinking water to the general population and we are regulated to limit the nutrients we allow to enter water supply watersheds. Leaf collection and street sweeping is one means to limit the nutrients that reach creeks and Jordan Lake.

The Town provides roadside leaf collection. The leaves collected roadside are composted at our Public Waste Facility and are available free to the public. For more information on our compost program you can visit: <https://townofcarrboro.org/2230/Yard-Waste-Loose-Leaf-Collection>. The town provides information on their website on how homeowners can compost at home and encourages homeowners to adopt green landscaping techniques.

Residents interested in alternative lawn, vegetation, and landscaping options on private property for environmental and stormwater benefits are welcome to reach out to Laura Janway the Town's Environmental Planner (ljanway@townofcarrboro.org) or our Stormwater Division (stormwater@townofcarrboro.org) for more information.

[Pet Waste](#)

[Pool and Spa](#)

[Vehicle Maintenance](#)

[Reduce Waste](#)

[Reduce Runoff](#)

Home Maintenance

Volunteering and Clean Ups

CONTACTS



To report a stormwater issue please call **919-913-2999**, email stormwater@townofcarrbor.org, and/or use the online form at <https://townofcarrboro.org/FormCenter/Public-Works-Department-23/Stormwater-Service-Request-134> or scan the QR Code above.

Stormwater Staff

Randy Dodd	Stormwater Utility Manager	rdodd@townofcarrboro.org	919-918-7341
Heather Holley	Stormwater Specialist	hholley@townofcarrboro.org	919-918-7425
	Stormwater Administrative Assistant	@townofcarrboro.org	919-918-XXXX

Public Works Staff

Director

Asst Director

Admin Asst

Solid Waste

Landscaping and Grounds

Streets

REFERENCE

Ordinances Sited in this Manual

The Town's Ordinances can be found online at <https://nc-carrboro.civicplus.com/139/Carrboro-Town-Code>

Section 5-32. Illicit Discharges Prohibited.

(a) No person may discharge or cause to be discharged, or allow to be discharged from property under such person's control, any pollutant directly or indirectly into the storm sewer system or into surface waters. (1) A direct discharge occurs when a pollutant is discharged within the physical limits of the storm sewer system or within the banks of a stream or inside the mean high water level of a pond or lake. (2) An indirect discharge occurs when a pollutant is discharged outside the physical limits of the storm sewer system or outside the banks of a stream or beyond the mean high water level of a pond or lake but takes place in such a manner or location that the pollutant is carried into the storm sewer system or surface water in some way other than by action of the wind or stormwater. By way of illustration without limitation, an indirect discharge would occur if water from a commercial car wash is discharged onto the area where the cars are washed and allowed to drain into a public street. (3) An indirect discharge also occurs when a pollutant is discharged (i) outside the physical limits of the storm sewer system or outside the banks of a stream or beyond the mean high water level of a pond or lake, but (ii) with the specific intent that the pollutant be disposed of by being carried (by the wind or stormwater or otherwise) into the storm sewer system or a surface water, and (iii) the pollutant or some part or portion thereof does reach the storm sewer system or surface water. By way of illustration without limitation, dumping used oil near the edge of a stream with the intent that the next rain carry the oil into the stream constitutes an indirect discharge within the meaning of this subsection. (b) Notwithstanding the other provisions of this article, the following shall not be regarded as constituting an illicit discharge: (1) Water line or hydrant flushing; (2) Landscape or garden irrigation or lawn watering; (3) Diverted stream flows; (4) Rising ground waters; (5) Uncontaminated ground water infiltration (as defined at 40 CFR 35.2005(20)); (6) Uncontaminated pumped ground water; (7) Discharges from potable water sources; (8) Foundation drains; (9) Air conditioning condensation; (10) Springs; (11) Water from crawl space pumps; 5-26 (12) Footing drains; (13) Individual residential car washing or charity car washing; (14) Flows from riparian habitats and wetlands; (15) Dechlorinated swimming pool discharges; (16) Street wash water; (17) Flows from fighting fires (18) Other non-stormwater discharges for which a valid NPDES discharge permit has been approved and issued by the State of North Carolina.

Section 5-33. Illicit Connections Prohibited

(a) No person may cause, suffer, or permit on property under such person's control any illicit connection to the storm sewer system, including without limitation connections of drains or lines that convey sewage, process wastewater, wastewater from washing machines, wash water from commercial vehicle washing or steam cleaning, or water from indoor sinks or floor drains. (b) Subject to subsection (c), if, on the effective date of this article, an illicit connection as defined in this article exists, then such situation shall not be considered a violation of this article until ninety (90) days after the town mails by first class mail written notice to the owner (according to the most recent property records) of the property where the condition exists, informing such owner of the nature of the violation and what must be done to

correct it. (c) The ninety day grace period provided for in subsection (b) of this section shall not apply if the administrator concludes that an illicit connection: (1) Is likely to result in the discharge of hazardous materials or otherwise pose an immediate threat to health or safety, or is likely to result in immediate injury to real or personal property, natural resources, wildlife, or habitat; or (2) Was made in violation of any applicable statute, regulation, or ordinance