

ORDINANCE 2024-01

ORDINANCE AMENDING ORDINANCE 17-14.6 OF THE BOROUGH OF LAKE COMO'S DEVELOPMENT REGULATIONS

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF LAKE COMO THAT ORDINANCE 17-14.6 BE AMENDED AS FOLLOWS:

The grading and drainage of lots shall be accomplished to secure proper drainage without impact to neighboring properties or adjacent drainage facilities and to prevent the collection of stormwater while minimizing the destruction of existing vegetation and the alteration of the existing topographic features of properties. Towards that end, the following standards shall apply:

- A. In the case of any soil disruption on a lot, re-grading shall not cause stormwater runoff onto adjacent properties.
- B. The utilization of new retaining walls as part of lot grading is prohibited.
- C. No alteration of an existing elevation of land shall be permitted without the approval of the Municipal Engineer.
- D. Roof leaders drains shall not be permitted to spill at or through the curb of any street in the Borough without the approval of the Municipal Engineer. Roof leaders and sump pump drains for all new structures or additions with a building footprint of 400 square feet or greater shall be piped directly to dry wells or seepage pits to be installed on the lot. The dry wells or seepage pits shall meet the following criteria:
 - (1) Each dry well or seepage pit shall provide a minimum of 40 cubic feet of storage volume exclusive of the perimeter stone. A minimum of one cubic foot of storage volume exclusive of the perimeter stone shall be provided for each 12 square feet of roof area tributary to the dry well.
 - (2) The dry wells shall be a minimum of two feet above the groundwater table and have a minimum of two feet of cover. They shall be located a minimum of 10 feet from any principal structure or 5 feet from any property line and shall not be located under an impervious surface without the approval of the Municipal Engineer, or Planning Board Engineer.
 - (3) The dry well shall be placed on, and be surrounded on the sides by, a six-inch layer of stone wrapped with a geotextile material to prevent migration of the backfill material into the stone.
 - (4) Overflows to the yard surface shall be provided at each leader pipe in case of back up of the dry well.

E. Basements

(1) Basement floor slabs shall be a minimum of two (2) feet above the seasonal high groundwater elevation.

Adopted on First Reading

Dated: February 6, 2024

Amy L. Boney
Acting Borough Clerk

Adopted on Second Reading

Dated: _____

Amy L. Boney
Acting Borough Clerk

Approval by the Mayor on This ____ Day Of _____, 2024

Kevin G. Higgins, Mayor