

I HAVE DISCUSSED MY DRAINAGE PROBLEMS WITH MY NEIGHBOR AND THEY WILL NOT WORK WITH ME. IMPROVEMENTS ON MY PROPERTY SUCH AS SWALES ARE NOT FEASIBLE. IS THE COUNTY RESPONSIBLE FOR ENSURING PROPER DRAINAGE ON MY LOT?

The County 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.

THERE IS NEW CONSTRUCTION TAKING PLACE CAUSING DRAINAGE PROBLEMS ON MY LOT. WHAT SHOULD I DO?

If the area drained onto the adjacent property prior to development it may continue to do so. New construction may not worsen existing structural flooding. If problems are created during construction please call the stormwater division at 636-797-6228 so that we can investigate to determine if development is being constructed properly.



IF RUNOFF AND STORMWATER ISSUES ARE NOT RESOLVED AND YOU NEED ADDITIONAL HELP CONTACT THE COUNTY'S STORMWATER DIVISION AT 636-797-6228

County of Jefferson

Maple Street Annex
725 Maple Street PO Box 100
Hillsboro, MO 63050

STORMWATER DIVISION



Phone: 636-797-6454
Hotline: 636-797-6228
Fax: 636-797-6227
Email: Stormwater@jeffcomo.org



Frequently Asked
Questions about
Residential
Stormwater



WHAT IS URBAN RUNOFF?

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

WHAT IS STORMWATER?

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

WHAT IS THE DIFFERENCE BETWEEN PRIVATE AND PUBLIC DRAINAGE SYSTEMS?

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 cross lot lines and are generally used to collect runoff on a specific lot. Private drainage are required to be maintained by the property owner. Public drainage systems are located within public drainage easements or street rights-of way. Public drainage systems are the MODOT's maintenance responsibility if the street is a state roadway.



WHO DO I CALL WHEN I HAVE STORMWATER ISSUES AT MY HOME?

You should contact a private civil attorney about the issues. Stormwater from a neighboring residential site is a civil matter between property owners.

STORMWATER FROM THE ROOF INUNDATES MY YARD DURING HEAVY RAIN EVENTS. WHAT CAN I DO?

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 an adjoining neighbor's property.

MY NEIGHBORS RUNOFF IS DRAINING ONTO MY LOT. WHAT CAN I DO?

County inspectors can come out to look at situations such as this and offer suggestions, but currently, staffing levels and budget do not allow us to make site visits for every lot-to-lot drainage problem. These situations are civil matters between the property owners. It does not violate county 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. Another solution is a **French drain** which is a trench filled with gravel containing a perforated pipe that redirects stormwater away from an area. A French drain can have perforated hollow pipes along the bottom to quickly vent water that seeps down through the upper gravel or rock.

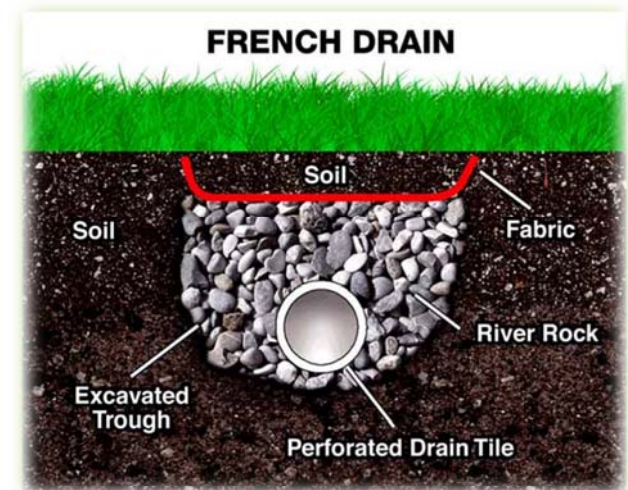


Below are some helpful websites that offer guidance in building swales or French drains. You can also hire a professional. Before doing any digging call or visit Missouri One Call website concerning underground facility safety 3 days prior to digging.

www.mo1call.com/index.php
(800)344-7483

<http://www.houselogic.com/home-advice/drainage/diy-french-drain/>

<https://www.tenthacrefarm.com/2014/02/us-ing-swales-in-the-landscape-part-1/>



I LIVE IN A SUBDIVISION. HOW SHOULD I GO ABOUT MAKING IMPROVEMENTS ON MY LOT?

Before making changes to your home contact your respective subdivision trustee. In general the Board of Trustees are responsible for the enforcement of indentures and the upkeep of subdivisions. They are in charge of approving or denying construction plans for certain structures as well as responding to residents for their assistance for maintenance and improvements.