

“NEIGHBOR TO NEIGHBOR” DRAINAGE CONCERNS

The City receives many calls from residents inquiring about stormwater runoff across private property lines. Owners of lower ground will naturally receive surface water from adjacent higher properties.

Section 7.54 of the Overland Park Municipal Code (OPMC) outlines restrictions related to surface drainage issues across property lines. If you are experiencing any of the general restrictions discussed below, report these to Community Services at (913) 895-6270.

SURFACE DRAINAGE (OPMC 7.54)	RESTRICTIONS
Lot grading or improvements	Don't divert runoff from its intended path, as shown on approved subdivisions and site grading plans
Drainage ways or engineered swales	Don't cause obstructions that: <ul style="list-style-type: none"> ♦ cause standing water for more than three days or prohibit mowing or growth of vegetation on adjacent property ♦ divert runoff from its intended path ♦ impede flow or reduce flow capacity (i.e. fill, retaining walls, berms, railroad ties, etc.)
Intermittent sources (sump pumps, foundation drains, draining swimming pools, or other similar sources excluding lawn sprinklers)	Don't discharge: <ul style="list-style-type: none"> ♦ closer than five feet to the right-of-way ♦ in a manner that creates a nuisance (standing water, inhibit mowing, excessive erosion or algae growth, etc.), flooding hazard or causes damage to adjacent structures
Lawn sprinklers	Don't create a nuisance on adjacent properties, hazardous conditions or cause damage to adjacent structures.



STORMWATER DRAINAGE

STORMWATER MANAGEMENT

While we don't have control over rain, we can work to lessen the impacts of its causes. Impervious surfaces (rooftops, driveways, roads, etc.) prevent water from being absorbed into the ground. The portion of the water not absorbed by the ground is known as stormwater runoff.

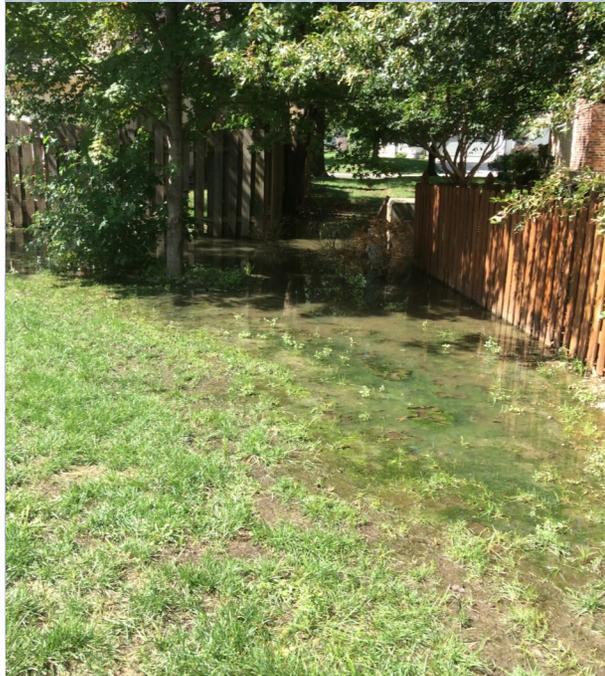
CITY'S RESPONSIBILITIES

The City strives to provide drainage systems for the passage of stormwater runoff to reduce hazards to life and property. A storm drainage system is considered public if it has been accepted by the City for ownership and maintenance. Public systems are located in the public right-of-way and drainage easements on private property.

Public Works' responsibilities include:

- ♦ Inspect, maintain, and improve public pipe and inlet systems, culverts, concrete-lined ditches.
- ♦ Work to reduce flooding risks. Highest priority is given to those with street and structure flooding.

To report an issue with a public storm drainage system, or if you have experienced structure flooding (water entry through window or door) or observed street flooding, please contact the Public Works Department at (913) 895-6040.



DRAINAGE ON PRIVATE PROPERTY

Unless there is a public storm drainage system, the City will not perform maintenance or work within private property. The property owner is responsible for solving localized drainage problems on their property.

Typical Drainage Issues -

Listed below are general tips to improve drainage on your property. Some are simple and inexpensive, while others are more complex and costly and may require hiring a professional. If you plan to contract out the work, be sure to get more than one estimate and carefully evaluate different alternatives. No remedial work should adversely affect other property owners.

TYPICAL DRAINAGE ISSUES	TIPS
Wet basements, water entry through wall or floor	<ul style="list-style-type: none"> ◆ Ensure land adjacent to structure is sloped away from foundation. ◆ Extend roof gutter downspouts away from house, but within limits of property. ◆ Rule out sewage and/or plumbing as a source. ◆ If you have a sump pump, ensure it is operational. ◆ You may need to contact a foundation specialist or plumber for additional solutions.
Wet yards, standing water and erosion	<ul style="list-style-type: none"> ◆ Ensure yard is graded as shown on approved subdivisions and site grading plans. ◆ Fill low spots to prevent standing water. ◆ Remove obstructions that could retain water (edging, rocks, bricks, etc.). ◆ Ensure there is a gap at base of fence such that water can flow through. ◆ Ensure adequate ground cover such as sod, vegetation or mulch, burlap, flagstone or gravel. ◆ You may need to contact a landscape contractor or an engineer for additional solutions.
Structure flooding, water entry through window or door	<ul style="list-style-type: none"> ◆ Report this type of structural flooding to Public Works Department, (913) 895-6040.
Stream bank erosion	<ul style="list-style-type: none"> ◆ Requires engineered solutions such as retaining walls or covering banks with rocks, concrete or other engineered materials, which must occur with your property limits. Contact an engineering firm for a solution. ◆ If your house structure is at imminent risk of failure due to bank erosion, please contact the Public Works Department, (913) 895-6040.