



## **Drainage FAQ's**

- **There is new construction behind my lot and I'm having drainage problems due to the construction. Is there anything the City 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 existing drainage patterns. If problems are being created during construction, please contact the Public Works Department at 817-503-1090 and we will investigate to determine whether the development is being properly constructed and that runoff is being properly managed.

- **The new construction behind my house is causing a lot of dirt and sediment to enter my yard. Can the City force the builder to place erosion protection on his lot?**

Please contact the Public Works Department at 817-503-1090. It is helpful if you know the name of the adjacent development. The developer of a subdivision or a commercial site is required to maintain stormwater pollution prevention controls on the property until adequate vegetation is established.

- **My neighbor has been draining his swimming pool onto my lot. Who can I contact to stop this?**

If the pool is draining onto private property, then it is a civil matter between property owners.'

- **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 is not a violation of state law or city 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 state 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.

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

The City 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.

- **What can I do to help maintain a creek on my property?**

The City of Colleyville has a limited stream maintenance program where downed trees in the stream will be removed if they are creating a flooding issue. The goal of this action is to reduce flood damages associated with debris jams and to maintain the natural flood storage and movement of the streams. This program is in addition to the responsibilities of the owner of the property to maintain their section of creek. Periodic maintenance to prevent debris jams from accumulating is the best approach.

- **After it rains there is a puddle in my street gutter. Will the City repair the street to eliminate the gutter ponding?**

Please contact the Public Works Department Service Center at 817-503-1360.' If your street is public, we will evaluate the problem based on the severity of the ponding. If the problem is fairly minor, it will likely not be addressed until such time as major maintenance is performed on your street.' If it is an impediment to traffic safety, city staff will address the issue. If you live in a private subdivision, then it is the responsibility of the homeowners association or the individual homeowner to correct the problem.

- **The storm drain system on my street does not appear to be functioning as well as it used to. What can the City do?**

Please contact the Public Works Department Service Center at 817-503-1360. The storm drain system may have become clogged. If there is a problem with a public



storm drain system, we can inspect for blockage and remove debris if present. If the system is private, then it is the responsibility of the homeowners association or the individual homeowner to maintain the system.

- **Am I allowed to construct a fence crossing a drainage easement?**

Fences are allowed in drainage easements in some situations. A fence permit must be obtained from the Building Inspections Division for any fence construction. Proposed fences within drainage easements will be forwarded to the Public Works Department for evaluation. We may allow a fence to be placed across a concrete flume as long as the bottom of the fence is placed at or above the flume's curb height and does not block the flow of the flume. Fences are never allowed across concrete channels, within natural creeks, or within the floodway. Depending on the type of fence, it may be necessary to execute a Joint Use Agreement.

- **What can I do to determine if I have a groundwater problem?**

Please contact the Public Works Department at 817-503-1090. We can send someone out to evaluate whether the water is groundwater, tap water, or sanitary sewer water. You will be notified of the results. If it is groundwater, then it is the property owner's responsibility to address the problem. You may wish to contact a civil engineer or landscape contractor experienced in drainage problems.

- **A hole has developed in my yard over a City pipe system. What can the City do?**

Please contact the Public Works Department at 817-503-1090. If the system is public, we can investigate the cause of the problem and repair the system if necessary. If the system is private, then the owner of the system is responsible for maintenance.

- **The concrete channel behind my house has become overgrown with weeds in the joints and along the banks. There is also trash and debris from an unknown source within the channel. Will the City clean this up?**

Please contact the Public Works Department Service Center at 817-503-1390. The City has a program to inspect and clean concrete channels. A work order will be issued and they will call you to discuss the problem. Workloads and other priorities will determine when the channel will be cleaned. You are responsible for maintaining the area between your fence line and the beginning or sides of the concrete channel.

- **My driveway culvert has become clogged and no longer drains properly. Will the City come out and clean out my culvert?**



City crews will clean and regrade ditches as needed, but homeowners are responsible for cleaning out driveway culverts.

- **I have a drainage problem on my property and none of the above questions seem related to it. Who can I call?**

Please contact the Public Works Department at 817-503-1090. When you call this number, the receptionist will ask you a few general questions to get an idea of the concern. She will then assign the call to an engineer. The engineer will research the location and will call you back to discuss your concerns.