

Important Storm Water Information for Sharonville Property Owners

If you live in a platted residential subdivision, you should be aware that there is a high chance of your property being associated with permanent storm water drainage facilities. These facilities may include: storm water detention basins, channels, and drainage swales that must be maintained by the property owner(s) or Homeowners Associations (HOA). The purpose of these facilities is to effectively transmit storm water away from home foundations towards approved storm water drainage areas. Drainage swales are typically located along common side or rear property lines and help keep storm water away from building foundations.

Storm water drainage issues are a common complaint received by the City from private land owners. In many instances, property owners are not aware that the installation of detached garages, sheds, walkways, driveways, swimming pools, and even landscaping can change the approved permanent storm drainage facility design on a property and create a headache for neighbors. These approved drainage facilities are private and must be maintained by the property owner(s) or HOA, rather than the City of Sharonville.

It is important that property owners be conscious of these approved drainage facilities. If you modify or block a drainage swale or change the direction of natural flow, you may be responsible and liable for damage caused on another property.

Here are a few basic rules to remember:

- No mechanical (sump) pumps are allowed to be tied to the downspout lines that discharge through an underground pipe to the public street, curb, or within 15 feet of a property line. Permits are required for the installation of sump pump drainage lines and are issued by the Plumbing Division of the Hamilton County Public Health Department #513-946-7800.
- Do not enclose existing drainage swales into a pipe. Drainage swales are designed to be open. By concentrating the storm water flow in a pipe, you could damage neighboring properties. It is better to work with your neighbors to find a solution for any water problems. Open swales are the best environmental solution to storm water when the storm water infiltrates or drains away within 24 hours.

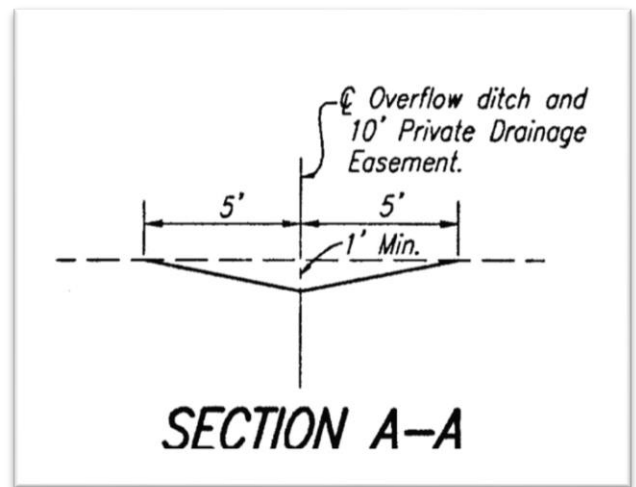
- All drains, gutters and downspouts shall be connected to storm sewers; if they are unavailable they should be connected to street gutters. If neither is available, then they shall be connected to the natural drainage of the lot.
- Keep the drainage swale clear of brush and logs. Never put leaves, mulch, or grass clippings in or near a stream or drainage swale.
- Never plant trees or install landscaping in an approved storm water drainage swale.



Example of Open Drainage Swale



Blocked Drainage Swale



Cross section of typical residential drainage swale along a common property line.