

A Message About Your Responsibility For Flood Mitigation

Tropical Storms can bring circumstances that we have no control over. The only thing that we can do is to try to be as prepared as possible to handle those circumstances. While we cannot control the amount of rainfall or storm surge that we receive, we do have some degree of control over what happens to that water once it arrives in River Bend.

Pictured below are some driveway tiles that are in River Bend. Driveways and the pipes that are under them are not owned by the Town of River Bend. They are privately owned structures that have been installed on public property. Obviously, driveways are necessary to connect private property to public streets. Driveway pipes are necessary to provide for the flow of water through the drainage system. Both the driveway and the pipes under them are the responsibility of the property owner to maintain, not the town. We all know that property changes ownership. While you may not be the owner that installed the pipes or driveway, as the current owner you are responsible for their condition.

Following are pictures of some private driveway pipes in River Bend. Obviously a clear, open pipe has better flow characteristics than a clogged pipe. In many instances, the blockage is only at or near the inlet or outlet of the pipe. Pipes typically become clogged over many years due to erosion and sedimentation and/or accumulation of debris such as pine straw, pines cones, grass clipping, etc.

In these pictures, you can clearly see examples of how pipes can become clogged. The easiest thing that you, as the property owner, can do to help expedite the flow of water out of River Bend is to simply clean out your pipe. There are hundreds of driveway pipes in River Bend. Many of them are clogged, as pictured below. Imagine how much quicker the water would leave the area if all of them were clear and functioning properly.



This is an example of a tile that is clogged with debris.



This is an example of a tile that is obstructed by years of accumulation of sedimentation in the ditch.



This tile is barely visible because it has become clogged with sedimentation over the years.



This is an example of a tile that has become obstructed by uncontrolled vegetation. The red arrow indicates the location of a tile.



This tile cannot operate as it should because it is severely blocked.

In addition to maintaining your driveway pipes, every property owner is responsible for keeping the swale/ditch along your property clear of any obstruction. The obstruction may be from plant material that you or a previous owner has placed in the drainage area. Or it may be from the ground level that has risen over the years and needs to be scooped out. The position of pipes does not change. What changes is the ground level around them over the years. Following is language from Chapter 15.02.069(A)(6) of the town's ordinances- *For those drainage ditches and drainage pipes installed in the town's right-of-way by the property owner, either current or prior, or by the developer, it is the current property owner's responsibility to maintain those drainage ditches and pipes. The drainage ditches, and pipes, must be kept clear of obstructions or conditions which might retard the free flow of stormwater past their property and under their driveways.*

The following pictures are also of tiles that are in River Bend. They are perfect examples of how tiles **SHOULD** be maintained by the property owner. If your tile does not look like this, you should take immediate action to improve it.



Even if every tile in town were as clear and open as these last two examples are, it would not totally eliminate the likelihood of flooding, but it would certainly mitigate flooding and speed up the flow of water out of town after a storm event. Please do your part to protect your home, street, neighborhood and town from flooding. Doing so not only helps you but it also helps every property that drains through your driveway pipe. Pipe maintenance is a year-round, never-ending issue. However, **before** the storm arrives is the best time to make sure that your pipes are clear and working properly.

All pictures were taken on August 3, 2020