

YARD DRAINAGE AND FLOODING

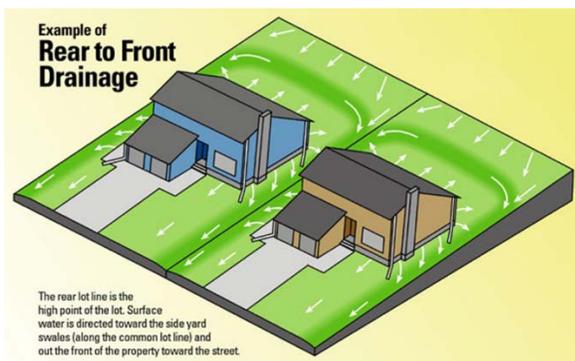


Your yard can play a crucial role in protecting your home from flooding. A properly graded yard can reduce the chances of minor drainage problems and help prevent more serious flooding problems.

Proper Grading

In general, a properly graded yard should have some or all of the following:

- ✓ **Sloping ground away from your house** – The ground surrounding your home should be graded away from your house’s foundation to ensure that stormwater flows away from the house and not towards it.
- ✓ **Sloping hard surface areas away from your house** – Driveways, sidewalks and patios should be sloped away from your home’s foundation to ensure that the stormwater flows away from the house and not towards it.
- ✓ **A path towards the city’s Stormwater System** – Stormwater runoff should have an unobstructed path towards the City’s system. All residential properties are designed originally with “swales” or depressions in the rear and/or side yards that carry water towards inlets within the yard, a neighboring yard or the street. Some properties are graded such that the stormwater can flow directly into a creek, ditch or basin.



Residential Drainage

Yard grading can change over time due to both natural and man-made causes. The following can impact yard drainage by changing the grading or obstructing the intended stormwater drainage path.

➤ NATURAL CHANGES

- ✓ **Ground Settlement** – The ground surrounding your home, particularly the area close to the house’s foundation, may settle over time. This could cause the ground or hard surfaces to slope and direct stormwater towards your home. Settlement could also result in various low spots in your yard where water can collect. Where ground settlement has occurred and water stands where it did not previously, it may be a good idea obtain a permit from the City to fill the depression with topsoil, stone, or whatever material was previously there.
- ✓ **Erosion** – Heavy rains and/or sump pump and downspout discharge could cause soil erosion resulting in low spots where water may collect.

➤ MAN-MADE CHANGES

- ✓ **Landscaping** – The installation of landscaping, including planting beds, berms and retaining walls, is the most common man-made change to yard grading and drainage. All of these activities could change the yard grading and possibly obstruct the intended path for drainage of stormwater from within the yard and from adjacent yards.
- ✓ **Home and Yard Improvements** – Many common home and yard improvements could change yard grading and potentially create obstructions to the intended stormwater drainage path. Examples of

common improvements that could impact yard grading and drainage include:

- Building Additions
- Decks and Patios
- Fences
- Swing Sets
- Pools
- Sheds

What Residents Can Do

KNOW ABOUT YOUR YARD

Homeowners should know and understand how stormwater drains within their yard and if their yard is intended to drain onto or through a neighbor's yard or if adjacent yards are intended to drain towards their yard. Homeowners should also know what features of the city's Stormwater Management System might be present on or near their property.

THINK ABOUT STORMWATER WHEN MAKING IMPROVEMENTS

When planning a home or yard improvement project, consider how the grading of your yard and the drainage of stormwater may be impacted not only for your yard, but for your neighbors' yards as well. Obtain permits that may be required and be careful not to alter the grading or create obstructions.

ENSURE IT'S CLEAR

Ponding of stormwater within a yard can occur due to clogged storm sewer inlets if present, and also swales. If there is swale or an inlet in your yard, keep this clear of all obstructions including, leaves, grass and debris. Debris at storm sewer inlets also build-up after a storm event, which is a good time to check the inlet to make sure that the system will work well in the next storm. It is also important to never dump any debris, including but not limited to, landscape waste, garbage or chemicals in the swale or storm sewer inlet. If you cannot clear the debris yourself, contact a professional to rod or "jet" the storm sewer with water to clear debris.

Why It Is Important To Maintain Stormwater Drainage on My Property

An unmaintained swale and/or storm structure may:

- Stop filtering the rainwater and allow trash and pollutants to enter our local streams.
- Be difficult or expensive to restore if left unmaintained.
- Allow water to pool on the surface long enough to allow insects to breed (longer than 3 days).
- Block the flow of water and cause local flooding.

Who is responsible for drainage maintenance on my property and where can I go for help?

As the property owner, you are responsible for all maintenance that ensures stormwater flows across your property as it was originally intended.

The City offers both technical advice and partial reimbursement grant funding to help owners address drainage problems on their property when there is at least one inch (1") of standing water remaining on a property 48 hours after the rain has stopped. Grant funding is only available as a reimbursement when owners of not less than three (3) adjoining properties follow application guidelines and complete a joint project on their properties at their own expense.

Potential applicants must first document their conditions by entering required data on the City's Tracking system at <https://www.cityrm.org/Admin/RequestTracker.aspx> (Choose Public Works/Drainage Concern under "Request Type". Alternatively, call Public Works at 847-963-0500.