

COMMON DRAINAGE SOLUTIONS FOR THE HOMEOWNER

Problem – Soggy side and rear yard.

Reason – Many! The rear and side yards are meant to direct water away from homes and foundations. But water retained in these depressions lasting more than a couple of days after a rain can become a nuisance.

Typical sources of excessive water can be from downspouts, paved surfaces like walkways, patios and driveways, sump pump discharges, and excessive watering.



Solutions – There are many, depending on the situation and what you want to do. Here are some typical approaches and examples.

- 1) Minimize it: Limit the water going to soggy locations.
- 2) Grade it: Help the water find its way overland and off the property.
- 3) Cover it up: Go underground with pipes or trenches.
- 4) Embrace the water: Work the extra water into your landscaping.

MINIMIZE IT

Sump pumps discharge ground water well after it has stopped raining. This keeps some areas around the discharge pipe very soggy. Check your sump pump or have it checked by a professional; it may need minor maintenance like a simple adjustment of the float switch. Also, see if redirecting the discharge pipe is an option; the Village allows for connection of sump pump discharges to storm sewers.



Downspouts are also big culprits for water sources. Make sure gutters are clean and discharging properly to keep stormwater from being inadvertently redirected where you don't need it. Downspout extensions and rain barrels are also inexpensive options to limit or redirect water to more desirable locations. (Just make sure any extensions are no more than 10' from a building foundation so your former problem doesn't become your neighbor's new issue!)

Also, look for issues relating to outdoor water sources like spigots, hoses, or irrigation systems; a leaky sprinkler head can keep a lawn soggy and inflate water bills.

GRADE IT

Locations that collect water and the surrounding area could be regraded to allow for water to drain away from a location instead of pooling and collecting. Just make sure that any regrading does not back water up into neighboring

properties. For regrading within 5' of a property line, talk to the Village's Engineering Department (They can help you out, plus you need Engineering approval prior to the work)



GO UNDERGROUND

...with French drains, pipes, and infiltration wells! These are all good options for moving water from the surface to a new location fast. Underground pipes are most useful for locations that have an outfall at the downstream end to move water away from the wet area. If there is no outfall at the downstream end, consider a dry well or infiltration trench to accelerate the natural absorption of stormwater into the ground.



GET CREATIVE

Depending on the particular situation, there are a number of ways to work an issue into your unique outdoor landscape. Stepping stones, rain gardens, water-loving vegetation, raised garden beds even creating dry stream beds. Utilizing this “green infrastructure” can add beauty and value to a home. Some resources you can find on the web include:

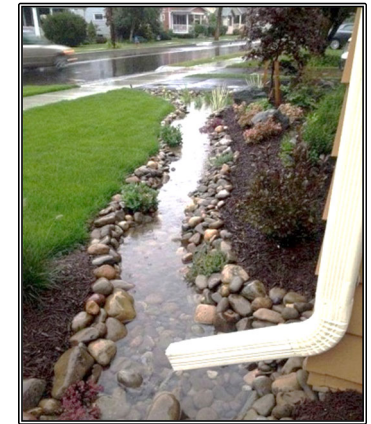
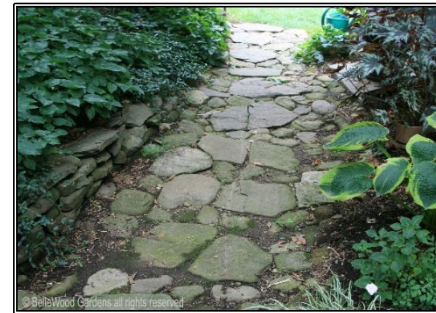
naturalgardennatives.com/

theconservationfoundation.org

familyhandyman.com/project/how-to-build-a-rain-garden-in-your-yard

thegardenglove.com/diy-dry-creek-beds/

lcfpd.org/conservation/landscaping/



THE TAKE HOME

Look for a mix of options that will work best for your property and needs. There are TONS of additional resources available for free on the web or locally at minimal cost to get you started. Talk with a landscaper or landscape contractor for options available in your yard. Before you start any major work, make sure to contact the Village’s Building and Zoning Department to take care of any permitting requirements.