

Helpful tips for home improvement projects:

- ☑ Find your plat of survey for your property.
- ☑ Contact the Village first before making any improvements.
- ☑ Make sure to obtain a permit for your home improvement project if required.

Remember that drainage problems can all be avoided by noting the type of drainage on your lot and ensuring that any structures placed on the yard are permitted and do not obstruct run off.

For questions regarding lot grading contact us at 630-719-4750

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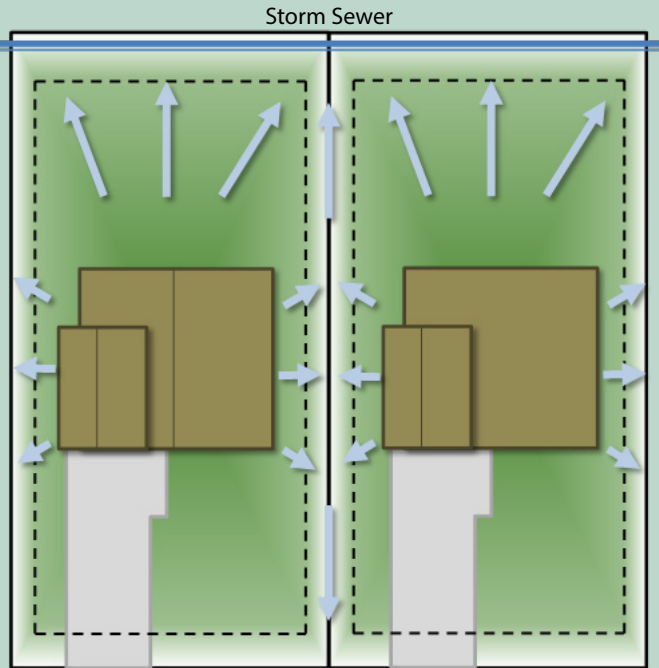
Home Owner's Guide to **RESIDENTIAL LOT GRADING**

Village of Woodridge

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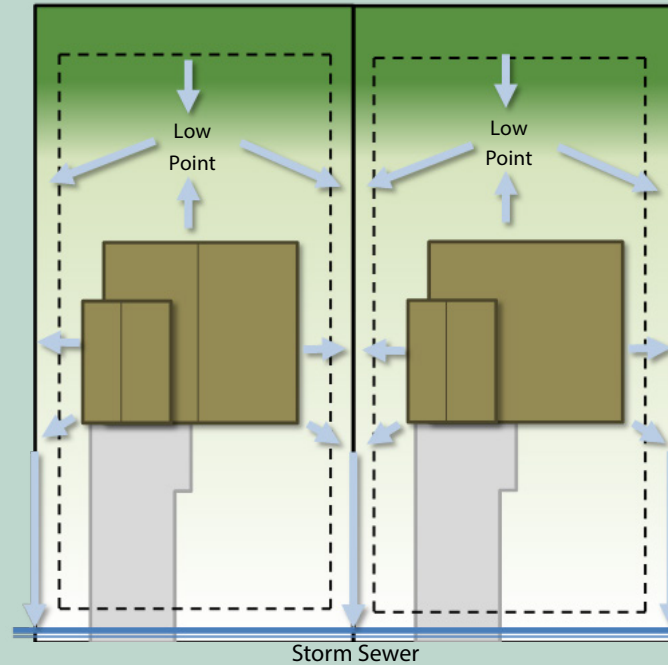
There are two types of residential lot grading plans:

Type 1 - The most common type of grading is Type 1.



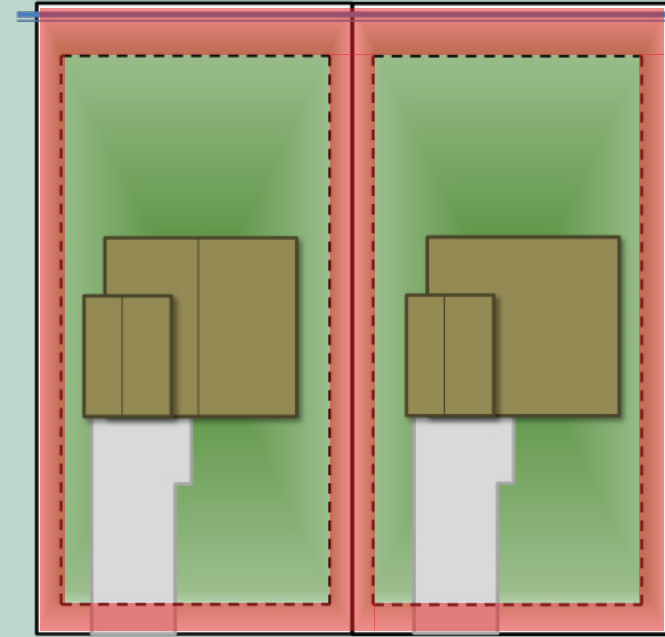
A lot with this type of drainage has a summit point (high point) along the side lot line forcing runoff from the front yard towards the street and runoff from the backyard to a storm sewer and in limited cases, a ditch or overland flow swale along the rear lot line.

Type 2 - The second type of lot grading directs all the overland drainage from the lot to the street at the front lot line.



This type of grading is utilized when the elevation of the ground at the rear lot line is significantly higher than the elevation of the street. This type of grading results in a low point at the center of the rear yard to direct runoff away from the house.

Remember to AVOID putting structures, landscaping and regrading in the easement area! (highlighted in red below)



When sheds, fences, shrubs, planters and other structures are placed in locations which obstruct the designed flow paths of the lot, the result can be any of the following:

- Basement flooding
- Standing water
- Sewer backups
- Erosion

Terms to Know:

Plat of Survey: A plat of survey is a map, drawn to scale, showing how a piece of land is divided. Plats can also show legally dedicated land for roads and other rights-of-way/easements. It basically shows your house on your lot with all of your lot lines, setbacks and easements.

Drainage Easement: A drainage easement allows access to part of the property for a third party, usually a municipality, for the purpose of maintaining drainage. The drainage easement may include a culvert or a drain which feeds into a drainage system or the easement may simply state that runoff needs to be allowed to flow freely over an area of the property. In many cases the municipality has the right, but not obligation to maintain.