

UNDERSTANDING YOUR HOME'S DRAINAGE AREAS



The main idea for surface drainage is to keep water away from building foundations. By doing so, basement and crawlspace seepage will be alleviated and sump pump operation will be minimized. Some proven methods include reshaping the ground away from your building and towards the low areas on your property via shallow ditches (swales). Additionally, roof downspouts, sump pump discharges, and any paved surfaces such as sidewalks, driveways, and patios should be routed in the same manner – away from the building.

Remember that a permit is required prior to any grading or drainage work.

If you experience sewage backup through your basement floor drain or basement toilet, your building would benefit from a flood control solution. A diagram for a typical flood control device can be found on our website.

REAR YARD DRAINAGE PROGRAM

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Questions?
Please contact

Public Works & Engineering Department
847.391.5390

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REAR YARD DRAINAGE PROGRAM PROCEDURE

The City of Des Plaines Rear Yard Drainage Program aims to assist residents with private property drainage issues. Since 2010 this program requires residential cost participation of 25%.

Please follow the steps below to add a property for consideration to this program.

STEP 1

Notify the Public Works & Engineering Department at (847) 391-5390 of the possible drainage problem location.

STEP 2

The property owner will then receive a cover letter and investigation agreement, which they will complete and return to the City along with photographic documentation of the drainage problem, if available.

STEP 3

Once the City receives the agreement, the address of the problem drainage area will be added to the list for further investigation. In order to determine if an area qualifies for the program, the Public Works & Engineering Department will need to investigate and evaluate present drainage conditions.

Inspectors will review the existing drainage conditions and the availability of storm or combined sewers in the area of study. They will also determine the percentage of the area affected by flooding, the depth of standing water, the frequency of occurrences, duration, and any known property damages incurred by the property owner due to the drainage problem.

The approximate construction cost for a new sewer lateral, catch basin, grading and landscape restoration on private property is \$20,000 of which the resident's 25% cost participation is approximately \$5,000.

However, this typical cost could be reduced if adjacent property owners benefit from the project and are willing to participate in the 25% cost share. Payment plans are available for the resident cost share.

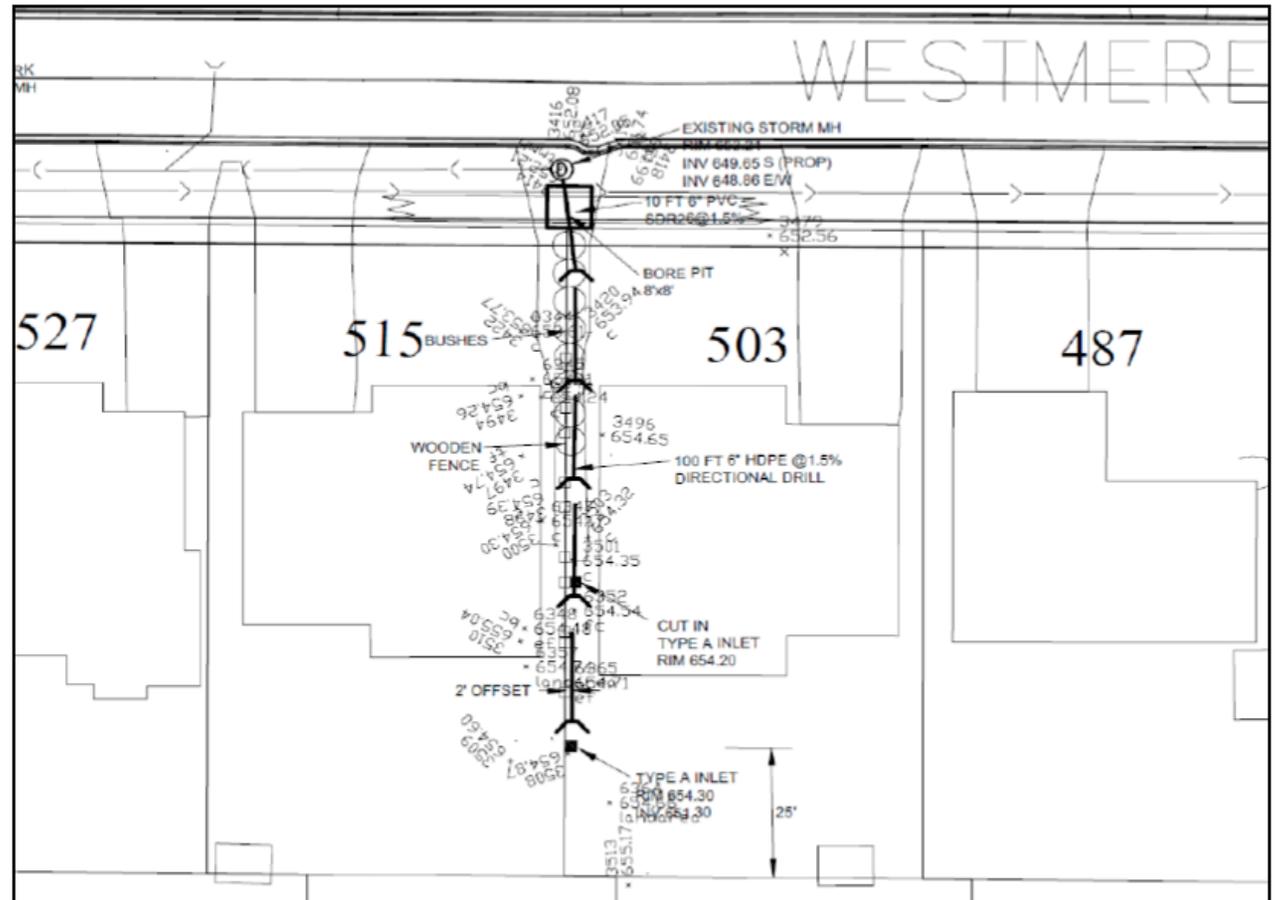


Figure 1: Typical Rear Yard Storm Sewer Lateral
(Public sewer extension not required)