



## **REDUCING OR ELIMATING REAR YARD STANDING WATER**

1. Construct a **BERM/DIKE** between adjacent properties that will prevent water from crossing property lines. This may not eliminate any water falling or ponding on either side of the berm. Obviously, no construction should be done on other properties without the owner's permission. No permits are required for this work.
2. **RAISE THE GRADE** in the area where water ponds. This may require importing fill dirt. Raising the grade will only move the water to another low point, especially in areas where soil conditions (like clay soils) will not allow the infiltration of water into the ground. This may work in conjunction with other methods listed here to direct water to a location where it may drain freely to a drainage collection point, the public right-of-way, or a location where it is less of a nuisance. Raising the grade of one property, which causes ponding water on a neighboring property, is **NOT RECOMMENDED** as it may be legally challenged in civil court. No permits are required for this work.
3. Construct a **SWALE** or shallow ditch that can carry water to a lower point where it can drain freely either to the nearest street or catch basin. No permit is required for this work. Be aware that public right-of-way cannot be swaled or changed to accommodate any drainage changes. No permits are required for this work.
4. Construct a **DRY WELL** to accelerate the infiltration of water into the ground. A dry well is a pit filled with stone, which is dug deep enough to allow water to infiltrate into a more permeable layer below the top layers of soil. This will only work if a more permeable soil layer, such as sand, exists within reasonable digging depth. No permit is required for this work.
5. In addition to a dry well, a **SUMP** may be placed in the dry well where a pump can be installed during wet times. The pump can be turned on as necessary and the water can be pumped to a location where it can drain freely from a part of your property. It is recommended to place the pump outlet in the middle of your front yard or close to your driveway to allow for as much infiltration into the ground as possible before draining to the road. Contact the Building Division to obtain the required electrical permit for this work.
6. Construct a **FRENCH DRAIN** and/or **CATCH BASIN** to drain water away from the affected areas. These methods create new low points for water to drain to. A French drain is a perforated outlet pipe at the bottom of a shallow trench or pit filled with stone. The outlet pipe is extended to another low point that drains freely (sometimes using a pop-up emitter) or can be connected to the city sewer main at an appropriate location. Please note that it is unlawful to connect yard drains to any building foundation drains.

Connecting a French Drain or Catch Basin to the city sewer main requires a sewer permit through the Building Division for the work on private property and a permit through the Engineering Division work in the public right-of-way. Connections cannot be made to a sanitary sewer or private sanitary sewer lead. In cases where connections are made to combined sewers, a 90-degree bend must be installed in the upstream structure to prevent sewer gas odors.