

There are some basic guides that property owners can follow to help reduce drainage problems near their home, as well as avoid creating problems for your neighbor. Proper discharge from a sump pump, placement of roof downspouts, maintenance of drainage swales, and grading of your lot are all important when it comes to storm water drainage.

The information contained in this flyer provides a brief summary of the items to consider, and the Department of Public Works can provide more detailed information and a site visit to provide detailed recommendations for property owners.



Department of Public Works
326 Washington Street
Woodstock, Illinois 60098

Phone: 815-338-6118
Fax: 815-334-2263
Email: pwdept@woodstockil.gov
Website: www.woodstockil.gov

Important Phone Numbers

Woodstock City Hall
815-338-4300

Woodstock Police Department
(non-emergency)
815-338-2131

Woodstock Fire/Rescue District
(non-emergency)
815-338-2621

McHenry County Emergency
Management Agency
815-338-6400

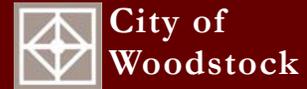
Commonwealth Edison
800-334-7661

Northern Illinois Gas (NICOR)
888-642-6748



DOZEN DISTINCTIVE
DESTINATIONS 2007

Woodstock is proud to have been recognized as a
2007 Distinctive Destination by the National Trust
for Historic Preservation



13 Storm Water Drainage & Sump Pumps

Help Yourself/Help Your Neighbor

You can help reduce storm water drainage problems and help your neighbor at the same time. Use this checklist as a guide to protect your home and your neighbor's home too.



www.woodstockil.gov

SUMP PUMPS

Many buildings rely on a sump pump to convey groundwater away from the building's foundation. The improper placement of the sump pump discharge could create a problem for your neighbor, a public sidewalk, or the street. Please check to see that the discharge for your sump pump follows these general guidelines and regulations.

Ensure that sump pumps are not connected to sanitary sewage piping (not allowed). Even if the sump pump discharge is creating a water problem on your property it can never be connected to the sanitary sewer service.

The hose or pipe from the sump pump should discharge the flow onto your own lawn. Do not discharge to a property line or to your neighbor's property. A good rule of thumb is to keep the end of the discharge pipe at least 5 feet away from the lot line, or more where possible.

Avoid discharging the sump pump to the street. This can result in ice and safety problems during the winter months both on streets and on sidewalks, and can damage pavements.

Install sump pumps with battery back-up power or, if already installed, check sump pump discharge piping/hose for flow restrictions.

If you are concerned about wet conditions in your lawn resulting from a sump pump discharge, look at options for regrading of your yard or consider installation of a drywell drainage. Approval from the City Engineer must be obtained before making these improvements.

DETENTION BASINS

Never dump, store or dispose of trash, debris, grass clippings, or landscape waste in storm water detention/retention basins. Material dumped in basins reduces the amount of storm water storage and can clog the outlet pipe causing the basin to fill and overflow, flooding downstream properties.

ROOF DRAINS and DOWNSPOUTS

The proper placement and discharge of drainage from roof drains and downspouts will reduce storm water flooding in your home.

Roof drains and downspouts can not be connected to any sanitary sewer.

As a general guide, roof drains and downspouts should discharge at least 5' away from the building foundation. A greater separation is better where possible.

Consider use of rain barrels to collect rainwater for watering of landscaping which will also reduce drainage near the building foundation.

Extend roof downspouts to a point where the water will drain away from the building foundation. Downspouts should never discharge to the ground at the building foundation.

CURBED STREETS AND STORM SEWERS

Clear sticks, leaves, grass clippings and other debris from storm sewer inlets in the street and rear yards. Properly dispose of material removed from inlets.

Do not dump any material into any storm sewer inlet or manhole.

CONSIDER A RAIN GARDEN

Rain gardens are an excellent way to incorporate wet areas, sump pump discharges, and roof drains into your landscaping. They can provide habitat for birds and wildlife and are a good option to improve small drainage problems. Additional information regarding rain gardens can be obtained from Public Works.

YARD DRAINAGE & SWALES

Respect your neighbor and the importance of conveying storm water across your property. A portion of your property may include a dedicated storm water and/or utility easement.

Check your plat to identify all storm water drainage easements.

Never dump, store, or dispose of trash, debris or landscape waste/compost in drainage swales (often located in rear or side yards).

Fences and permanent, hard stemmed plantings should not be placed in drainage swales. These improvements should be located at the edge of the drainage swale or edge of the easement.

Install covers on window wells for basement windows. Raise window wells so that top of well is at the top of foundation.

Always get approval from the City Engineer before filling or changing any drainage ditch or swale on your property.

DITCHES and DRIVEWAY CULVERTS

Clear sticks, leaves, grass clippings and sediment/gravel at the end of driveway and street culverts. Properly dispose of material removed from culverts.

Do not fill in or change drainage ditches without prior approval from the City.

Do not dump any material into any drainage ditch or swale.

Keep the ditch in front of your home, and the culvert pipe under the driveway, clear and well maintained so that the storm water from the adjoining property will flow properly.