

## **Resident Drainage Concerns**

### **Active Sump Pumps**

When a building location coincides with the natural underground path of ground water, the water flows around the building. The drain tile along the building's footing collects this ground water which is then pumped out by the sump pump. Generally, there are no solutions for this situation as the sump pump is simply performing the job it was designed to do.

Sometimes a sump pump will operate frequently during large rain events. This too is normal. A few items to look for are whether grading along the foundation drains water away from the building and whether downspouts are directing water away from the foundation.

### **Low Spots**

Low spots on a property tend to hold water until it infiltrates into the ground or evaporates away. Examine whether improvements such as planter beds or landscape walls have altered the flow of water through the property.

### **Pooling of Water**

Pooling may occur during large rainfall events. A variety of steps can be taken to help reduce this concern. Ensure planter beds and landscape walls are not hindering the flow of water. Also ensure that grasses and debris are not acting as a barrier to drainage at fence lines. Fences can also cause drainage backup if they are built flush with the ground. Lastly, keep stormwater drains and inlets clear of debris that blocks the flow of water.

If you have a drainage issue or are planning improvements that may alter drainage patterns, it is best to contact the City of Apple Valley with questions at (952) 953-2400.