



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



These problems can all be avoided by noting the type of drainage on your lot and ensuring that any structures placed on the yard are properly permitted and do not obstruct the predefined flow path.

For questions regarding Lot Grading contact us at **708-444-5500**  
[www.tinleypark.org](http://www.tinleypark.org)

#### **Village of Tinley Park**

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*Flood  
Protection  
Program*

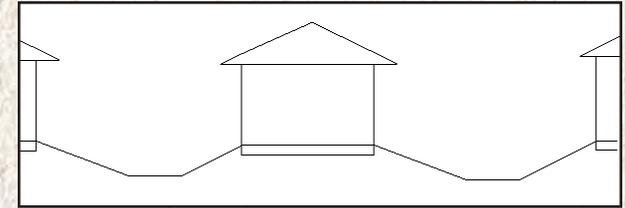
# **Home Owner's Guide to Residential Lot Grading**



## *There are three types of residential lot grading plans:*

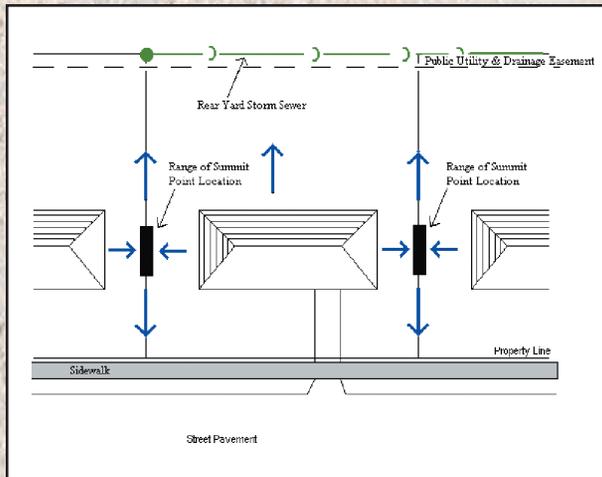
- Type 1.** Drainage on the front half of the lot is directed towards the front of the lot, and drainage on the back half of the lot is directed towards the back of the lot.
- Type 2.** All the overland drainage on the lot is directed to the street at the front of the lot.
- Type 3.** All drainage is directed to the back of the lot.

*The type of drainage for each lot is determined by the grading of the lot before development. Regardless of the type of grading, it is important that every lot be graded in such a way that storm water runoff flows away from the house.*



### **Type 1**

The most common type of grading is Type 1.

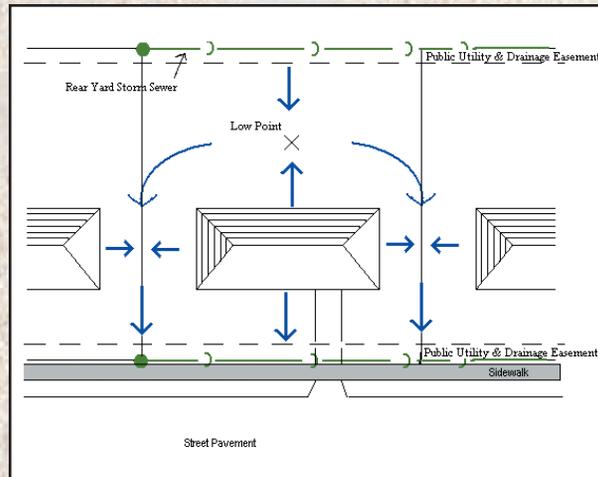


#### **Example of Type 1 Grading**

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 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.

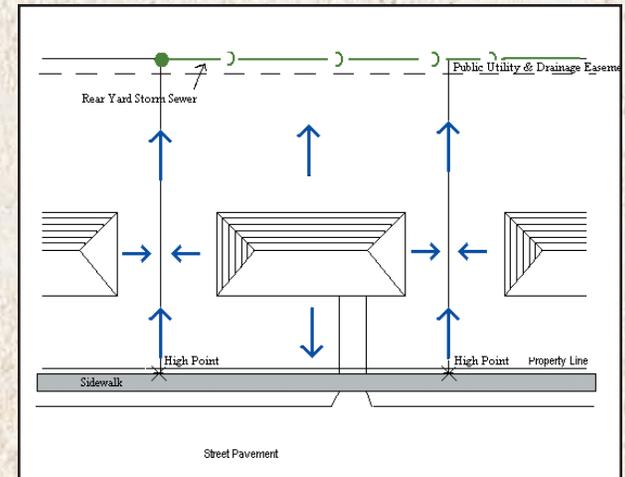


#### **Example of Type 2 Grading (Horseshoe Drainage)**

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.

### **Type 3**

The third type of lot grading directs all overland drainage from the lot to the back of the lot.



#### **Example of Type 3 Grading**

Type 3 drainage is similar to Type 1 drainage, except that the summit point is at the top of curb rather than midway down the side lot line. This grading is used when the elevation of the ground at the rear lot line is considerably lower than the elevation of the street.