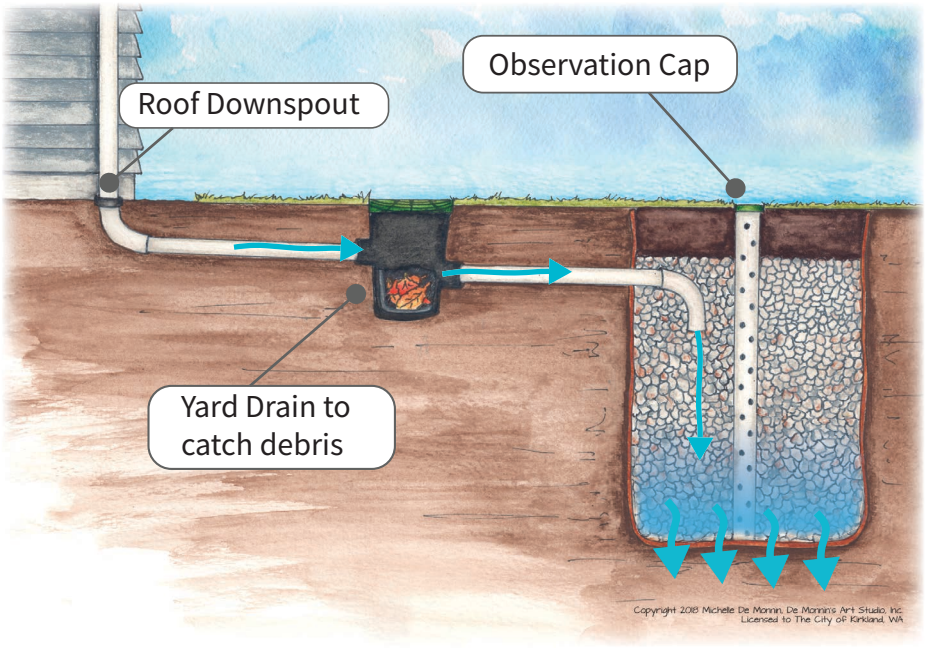
DRY WELLS

What is a Dry Well?

A dry well is a small underground pit filled with gravel that collects rainwater from roof gutters and allows it to soak into the ground underneath your property.

Dry wells are typically at least 4 feet deep and 4 feet wide. The top and side of the dry well is lined with filter fabric to keep sediment and debris out, while allowing water in.



How Do You Identify a Dry Well?

Yard drains catch surface flow and help prevent debris from clogging the dry well.

The observation cap allows you to look inside the dry well and determine how fast water is draining.

Who is Responsible for Maintenance?

Property owners in Kirkland are required to maintain their buried dry wells to help prevent clogging and allow rainwater to soak into the ground naturally.

Maintenance also extends the lifespan of your dry well and help prevent flooding elsewhere on your property.

Below: A dry well during installation lined with fabric with perforated pipe in the center.

See reverse side for maintenance information.

DRY WELL MAINTENANCE

Proper maintenance extends the lifespan of the dry well and helps prevent flooding elsewhere on your property.

Every Spring and Fall

- ☑ Remove leaves and tree debris from roof gutters and yard drains to prevent clogging.
- ☑ Repair any damage to gutters/downspouts caused by winter snow or ice.
- ☑ Check to make sure no trash or debris is clogging the entrance to the dry well and that water is able to flow freely into the dry well.

As Needed

- ☑ Inform contractors working on your property of the location of the dry well to prevent damage.
- ☑ Do not mow over the plastic observation caps to prevent damage to your lawn mower and to the observation cap.

Inspect your dry well every year, and after large storms to make sure it is draining properly.

Caution

- ✗ Do not remove gravel from the dry well.
- ✗ Do not place decks, sheds, or other structures on top of the dry well.
- ✗ Do not let your drywell overflow toward your building foundation.

Troubleshooting

PROBLEM	CAUSE	SOLUTION
Standing water around the dry well lasts more than 48 hours.	The dry well or underground piping may be clogged.	The gravel or underground piping may need to be cleaned or replaced. Contact a professional drainage vendor for help.
Rain immediately flows into the overflow pipe at the beginning of a storm.	The dry well or underground piping may be clogged.	The gravel or underground piping may need to be cleaned or replaced. Contact a professional drainage vendor for help.

CITY OF KIRKLAND WASHINGTON

For more information visit
www.kirklandwa.gov/DrainageInspection