LAND IMPROVEMENT CONTRACTORS OF ONTARIO

www.drainage.org

A DRAINAGE SYSTEM PLAN HAS REAL VALUE

When drain maintenance or improvements are required and when establishing land value

When a drainage system installer is a licensed tile drainage contractor there is assurance that the drains are installed as the installation plan indicates. This operator is a professional who has: received specialized training and apprenticed under an experienced licensed operator, knows how to properly survey land and design a drainage system and knows how to accommodate challenges like low spots, quick sand, tree roots and required changes in drain pipe size. A licensed contractor is accountable for his work.

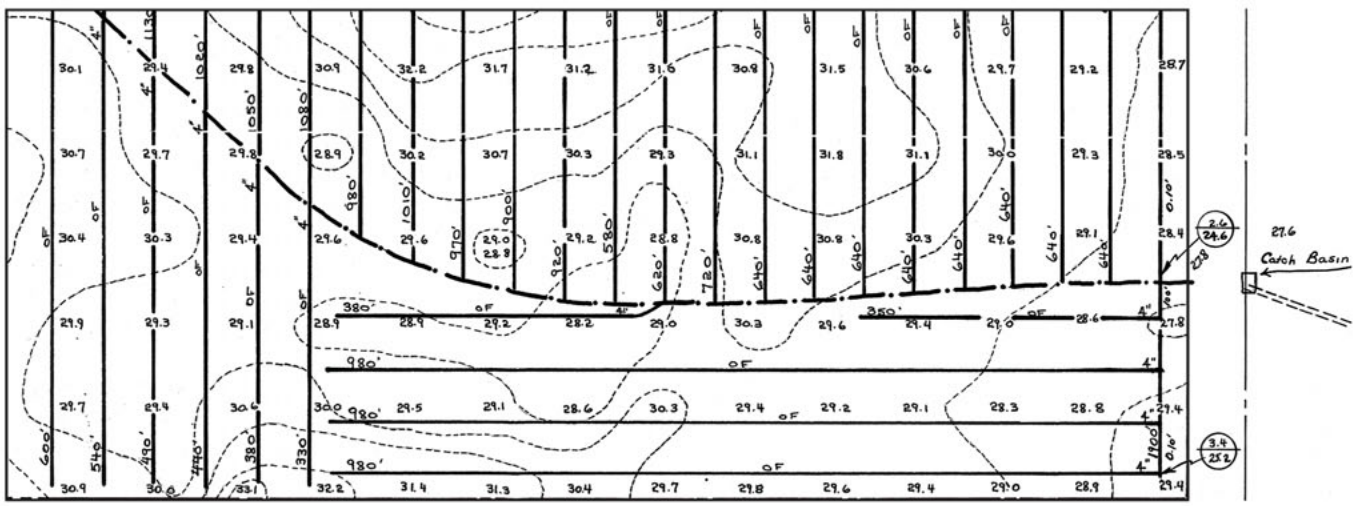
A licensed contractor can provide a detailed installation plan that indicates drain pipe location, size, depth, where filter was used if necessary, inlet type and location, and outlet location. For newer systems GPS data may also be available. All of this is extremely valuable if new drainage work is to be integrated into an existing system, if a drain repair is necessary and for maintenance work such as checking outlets or cleaning catch basins and riser inlets.

When establishing property value for a creditor, purchaser or potential land lease/renter the "installation" plan can be like dollars in the bank. Be prepared to provide a copy of the drain installation plan and the name of the installer – who may be contacted to review the plan details. The plan has even more value when it can be verified by aerial photos that show the spring time drying of soil over the drain lines.

CAUTION:

- A "design" plan is not good enough because it simply indicates a proposed system – not what or how much was actually installed. Only an 'as built' installation plan has value.
- If the installer was not licensed he could only legally install drains on his own land. There will be no assurance that accepted drainage installation principles and practices were followed, therefore this work adds little if any value to land.

Because the installation plan can add substantial value to the property it should be stored in a safe and secure place. Only copies should be used for field work and for the benefit of interested persons.



An as-built drain installation plan includes a great deal of detail and information that adds value to a property and makes drain maintenance and upgrades easier.

The Land Improvement Contractors of Ontario (LICO) is an association of professional drainage contractors and suppliers of drainage pipe and equipment. The focus of their business is soil moisture management to enhance crop production in Ontario.

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