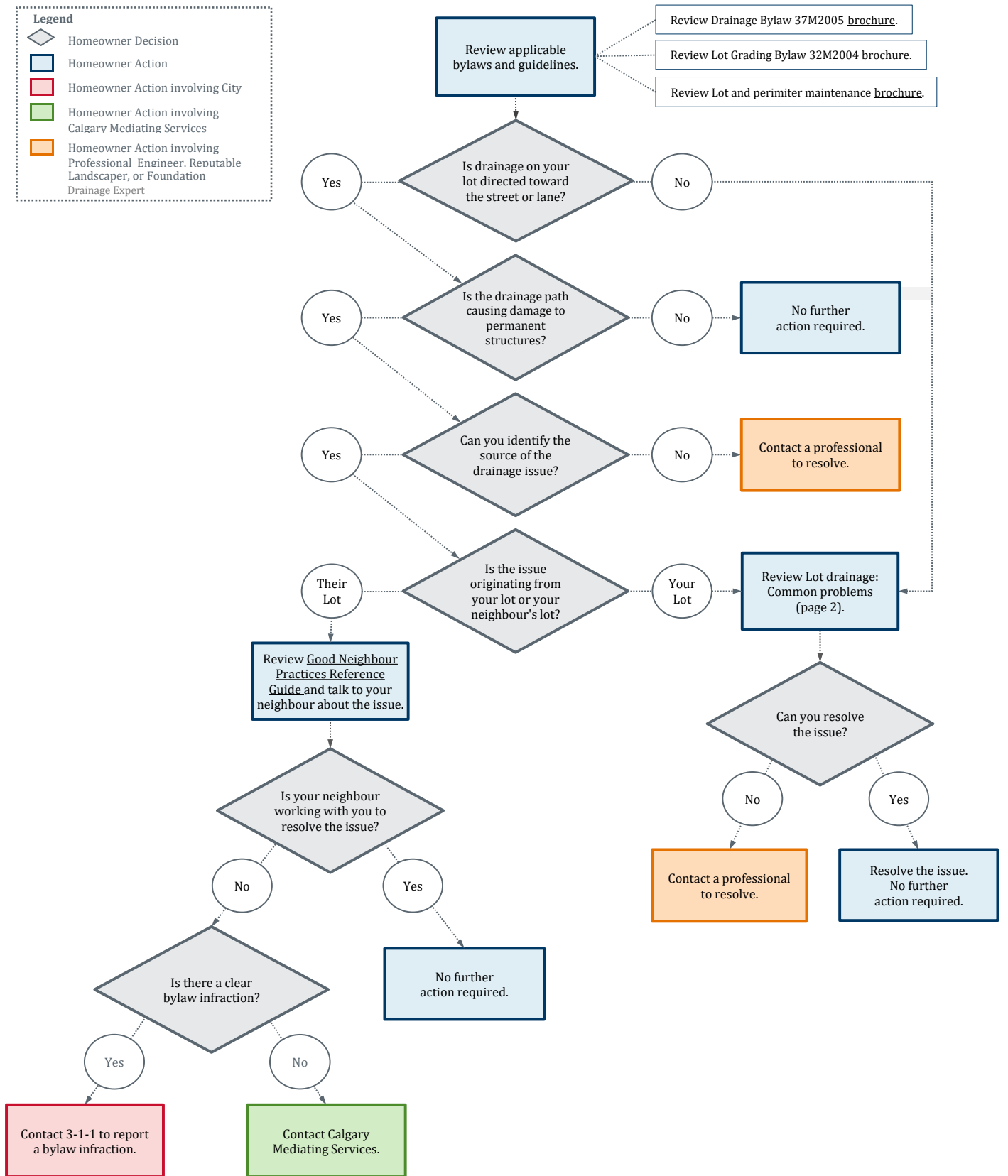


Guidelines for homeowners: Resolving a lot drainage issue

Note: This flowchart is for common drainage issues (not flooding events).

Legend

- Homeowner Decision
- Homeowner Action
- Homeowner Action involving City
- Homeowner Action involving Calgary Mediating Services
- Homeowner Action involving Professional Engineer, Reputable Landscaper, or Foundation Drainage Expert



Lot drainage: Common problems

The following common problems could contribute to drainage issues on your lot. If applicable, implement the suggested solution. If advice is needed, contact a professional engineer or reputable landscaper.

- 1 **Lot grading:** Ensure that the grading on your lot is such that runoff drains away from permanent structures. A minimum slope of 2% is required for good drainage away from buildings, but a 5-10% slope away is preferred, especially within two meters (2m) of the building foundation. Ideally, the positive drainage away from both you and your neighbor's homes will create a path for the drainage to follow between your homes and toward the lane or street.
- 2 **Direction of downspouts:** Ensure that downspouts are not directed toward permanent structures (including your neighbor's home or garage). Downspouts should be pointed toward the front or back of the property so that runoff can drain to the lane or street.
- 3 **Blockages to overland drainage right-of-way:** Ensure that there are no blockages to the drainage paths. If a concrete swale, downspout, or drainage path is blocked, the water might not be flowing as originally intended (away from permanent structures and toward the lane or street).