

# SWALES

Installation and Maintenance

# SURFACE DRAINAGE

Proper grading is critical in preventing water from getting into your home. Grading starts at your exterior foundation and moves water away from your home towards the street. Dirt or sod should slope down from the wall at a continuous angle for at least 1.5 to 2 meters.

## Common Swale

Common Swales are an effective way to direct surface water away from the foundation wall and channel it off the property. They must be constructed properly to be effective. Common swales are used to allow neighboring properties to share the same swale and provides a clear path to direct surface runoff to the street or lane. Ensure there are no barriers (fence boards, plastic edging, plantings, etc.) that would restrict flow. Discussion with neighbors prior to commencing work is recommended.

## Internal Swale

In some cases a common swale is not possible. A retaining wall may need to be constructed to direct surface drainage towards alley or street. This can be done in front of an existing fence or other feature you don't want disturbed. Ensure the retaining wall has a continuous waterproof barrier that does not allow surface water to enter or drain onto neighboring properties.

