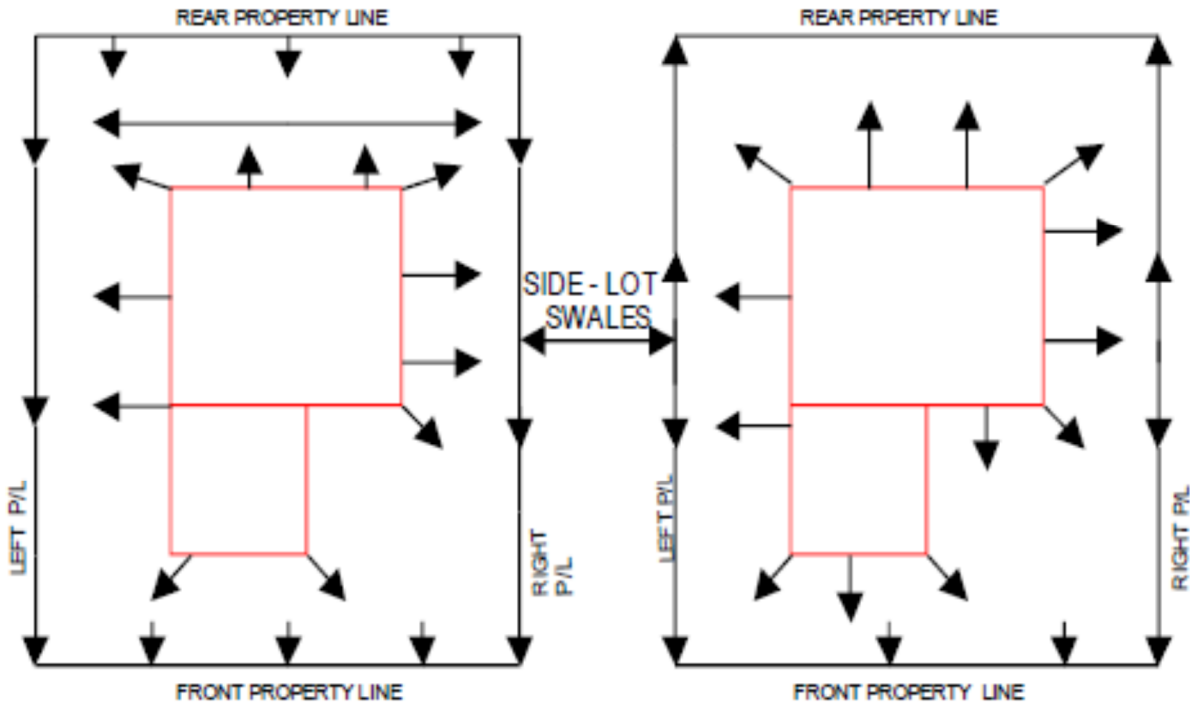


RESIDENTIAL LOT GRADING

- The builder should complete the rough grade/clay grade to approximately 10 to 20 cm below design grade to allow for topsoil or other final grade materials. The builder and homeowner should discuss the rough grade needs relative to the finished final grade material proposed. If you are placing rocks, wood chips, etc., the clay grade may only need to be 5 to 10 cm below design. When planting grass or placing sod, a clay grade of 10 – 20 cm below design grade may be an adequate depth to support the root system.
- To determine the design elevation points, discuss with your builder, or contract an Alberta Land Surveyor to install final grade stakes.
- The final elevations and grades must be completed to within 5 cm of the design elevations and provide effective drainage at the property line, and drainage away from the building foundation. The grade between elevation points must be constant. Using a string line between elevation points will help visualize the high spots and low spots when placing finishing materials.
- Do not assume that the grading of the adjacent property is correct.
- Submit a final grade certificate for review that is representing completion on either topsoil, sod, or an alternative finished grade material. Clay is not an acceptable finished grade material.
- The water service valve top must be raised to be visible and accessible at grade level. If you require assistance to locate the valve top or raise it, please call your builder. A plastic pipe is placed over the valve top during construction to identify the location. This pipe should be removed when the valve top is raised or lowered to grade. The valve top slides up and down, a large pipe over a smaller pipe.
- Call an Alberta Land Surveyor to survey your property and prepare a Final Lot Grading Certificate for submission to the City for review for compliance with the area grading design. The survey company will charge for their service.
- Email, mail or drop off the Final Lot Grading Certificate to:
The City of Leduc
Planning & Development Department
1 Alexandra Park
Leduc, AB T9E 4C4
planning@leduc.ca
- Final Grade Certificates Review **Fee \$160.00** – Single Detached, Fee Simple Duplex, Triplex and Townhouse (fee payable upon submission of Final Grade Certificate to City Hall)
- The Final Lot Grading Certificate is reviewed for substantial compliance with the design grades. If acceptable, a copy of the reviewed Certificate will be returned to you. If there are deficient items noted, an email identifying the deficiencies and the process for further review when rectified will sent to the email address provided by you at the time of submission.

REAR TO FRONT SURFACE DRAINAGE

SPLIT SURFACE DRAINAGE



IMPORTANT:

- To protect your home from water damage and convey water off your lot, create adequate slope away from the foundation walls and construct well shaped and consistently graded swales.
- The homeowner is responsible to ensure that grading is maintained to continue to provide effective site drainage through the years.
 1. Where maintenance of a common drainage path at property line is required, the responsibility for maintenance lies with the owners of both sites.
 2. Where a drainage swale is established within an easement/right-of-way on a site, swale grades shall be maintained and the swale shall be kept free from any obstructions by the owner of the site.
 3. Areas that were excavated or trenched to provide underground services will settle over a number of years and these areas will need to be filled to maintain positive drainage and prevent pooling of water that could cause damage to the building and services.

REMEMBER, ANY CHANGE TO YOUR LOT GRADE MAY AFFECT YOUR NEIGHBOR'S

For more information please call 780-980-7124 or email planning@leduc.ca