

Lot Grading Definitions

Lot Grading is the shaping or sloping of the ground to control and direct the surface water runoff to desired discharge points. Grade can also refer to the slope of the land.

Drainage swales are shallow side sloped channels for the conveyance of surface runoff. Each property should contain a minimum of 150 mm of unobstructed width along the common property line for a drainage swale.

Splash pads/downspouts are required to convey roof leader and sump pump discharge away from the foundation walls to help prevent infiltration and erosion.

Why is lot grading necessary?

The purpose of lot grading is:

- To ensure the surface runoff drains away from structures.
- To control surface drainage discharge points and the rate of flow entering the public roads and the storm sewer system.
- To minimize the amount of infiltration from surface run-off entering the sanitary sewage system.

Get started today

The staff at Planning and Development Services are pleased to explain the various regulations and how they apply to your project. Please feel free to contact us at anytime.

Protect your Investment

Ensure all shrubs and trees are contained within your property boundaries to minimize damage from snow plows and other equipment.



Contact us

Strathcona County
Planning and Development Services

Main Floor, County Hall
2001 Sherwood Drive
Sherwood Park, Alberta T8A 3W7
www.strathcona.ca
Phone: 780-464-8080
Fax: 780-464-8142

Office Hours:
Monday to Friday 8:30 a.m. - 4:30 p.m.

Please note this brochure has no legal status and cannot be used as an official interpretation of the various regulations currently in effect. Users are advised to contact Planning and Development Services for more information. Strathcona County accepts no responsibility for persons relying solely on this information.



Lot Grading for a New Home



STRATHCONA
COUNTY

Lot grading: A two-stage process

Stage One - Rough Grade

The first stage of the lot grading process is a rough grade approval. Obtaining this approval is typically the responsibility of the home builder. Once the approval is obtained, you should receive a copy of the Rough Grade Certificate from your home builder.

Stage Two - Final Grade

Final grade approval is the responsibility of the homeowner and must be initiated no later than one year after rough grade approval is granted.

Final Grade Approval Process

1. Confirm with your home builder that rough grade approval was given. Request a copy.
2. Rough grade generally has an allowance of up to 4-8" (10-20 cm) from base to final grade elevation. Topsoil or clay can now be added, spread out and compacted, ready for sod, rock, bark chip, etc. The ground elevation of the topsoil or clay to sod, rock or bark chips will be placed on should be at the same height to avoid pooling of water in these areas (topsoil to clay to topsoil should be level).
3. Prior to sod, rock or bark chips, etc., call a surveyor to resurvey the property. Your ground elevations should now be within +/- 2" (5 cm) of the final design elevations for your lot. In most cases, the surveyor will email or fax the County the Final Grade Certificate within 5-7 working days, though it could take up to two weeks during peak building season. If you receive the originals, please mail or drop off two original copies to our office.
4. Once we receive the Final Grade Certificate, it will be reviewed and we will assume the property is ready for final inspection.

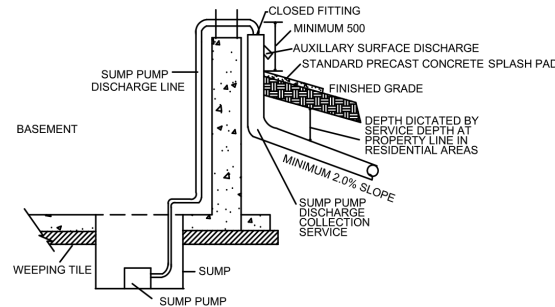
5. We will then send a lot grading inspector to conduct a visual inspection of the property. This will take place within 1-3 working days (workload and weather permitting) of receipt of the Final Grade Certificate.

6. If your property passes inspection, a stamped approved copy of the Final Grade Certificate and inspection report will be mailed to you.

7. If your property fails inspection, it will be noted on the Lot Grading Inspection Report. Deficiencies must be corrected within 30 days and you must contact our office to arrange another inspection.

Note: If the Final Grade Approval process is not initiated by the homeowner within one year after rough grade approval, fines starting at \$300 per day could be imposed on the homeowner.

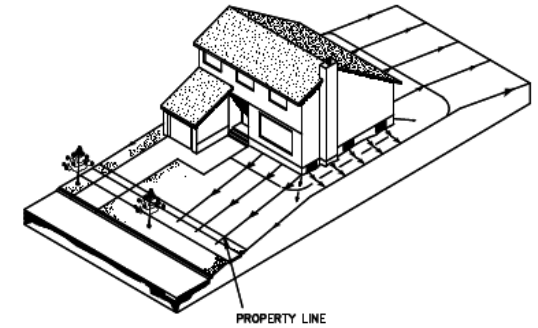
Typical Sump Pump Discharge Connection



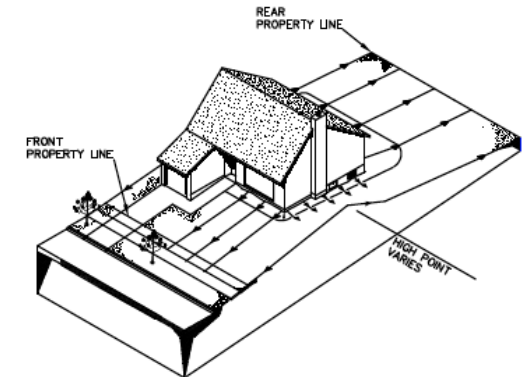
Roof leaders (downspouts) or any other storm water source cannot be connected to the sump pump discharge collection service line.

An auxiliary surface discharge must be installed to provide an overflow in case the storm drainage system cannot accommodate flows due to capacity, freezing or other problems.

Split Drainage



Walkout



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