



## LOT GRADING REQUIREMENTS

1. Lots shall be graded in strict accordance with the approved lot grading plan. Back to front drainage shall be provided unless the approved lot grading plan specifically provides for a different type of lot grading.
2. No deviation from the approved lot grading plan shall be permitted without the written approval of the Developer or the Developer's Engineer. Any deviation from the approved lot grading plan allowed by the Developer or his Engineer shall be submitted to the Town prior to implementation.
3. Yard surface shall have a minimum slope of 2.0% with positive drainage from all points within the property. The minimum grade should normally be greater than 2% unless topography dictates otherwise.
4. Drainage flows shall be directed away from houses. When flows are to be carried around the house, it shall be in a defined grade.
5. Minimum slope away from the foundation shall be 10% for the first 1.5 meters.
6. For adjacent lots having back to front drainage, a common swale shall be formed at the adjoining property lines. The minimum grade along the swale shall be 2%.
7. Lot grading certificates showing as-built finished grades shall be submitted to Morinville on completion of rough or final grading. A minimum of two intermediate elevations shall be provided along the sides of the property in addition to lot corner elevations. A sufficient number of additional elevations shall be taken internally to the lot to be able to verify conformance with the lot grading design. As built elevations shall be measured on completion of final grading of topsoil or following placement of sod.
8. Maximum allowable tolerances permitted to finished grade shall be 0mm to minus 100 mm. Clay grade should allow for placement of 100 mm to 150 mm of topsoil to finished grade.
9. Damage deposits will be refunded upon compliance with sidewalk, curb and gutter inspections and lot grading requirements.