

Lot Grading

Lot grading is typically back-to-front drainage from the rear property line to the street. In some instances developments may utilise split drainage where portions of the property drain to the rear.

Yard surfaces must have a minimum slope of 2% with positive drainage from all points within a property to a common swale at adjoining property lines. When flows are to be carried around buildings it must be in defined grade.

Surface drainage flows must be directed away from the building foundation with a minimum slope of 10% for the first 2 meters.

All downspouts and overland sump pump discharges must discharge to a splash pad a minimum of 1.5 m away from the foundation walls, and drainage cannot be directed over public walkways or sidewalks.

Long term soil settlements may occur, particularly next to the foundation walls and it is the homeowners responsibility to maintain proper grading.

Additional lot grading details and requirements can be obtained from the Town of Morinville Municipal Engineering Standards.

CONTACT US

If you have any questions or for more information contact:

Planning & Economic Development

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Hours

8 a.m. to 4:30 p.m., Monday to Friday
Closed on statutory holidays

This brochure is for information purposes only and may be periodically updated. The contents do not necessarily reflect the legal documents and cannot be used as an official interpretation of the official bylaws, regulations and statutory plans in effect.

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Morinville

PLANNING & ECONOMIC DEVELOPMENT

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GRADING YOUR LOT?

Lot Grading in Morinville

Lot grading is required in order to effectively manage surface drainage from rainstorms, snow melt and groundwater and direct it in a controlled manner to the overall storm water management system.

Lot Grading Plans are required for new residential and commercial developments as well as any infill developments to ensure positive drainage away from buildings and to eliminate or minimise impact on adjacent properties from surface drainage. These plans are typically submitted during the early stages of development for review and approval by the Municipal Engineer.

Lot Grading Certificates are submitted to the Municipal Engineer for review and approval upon completion of the development in order to ensure that the completed grading complies with the approved Lot Grading Plan. Lot grading certificates can either be submitted at the final rough grade (clay) or final grade (topsoil) stages.

Note: Rough grading for new residential development is typically completed by the developer prior to site services and roadways being constructed as part of the overall earthworks for the development. Rough grades at this time are below the design grades since there will be excess material from basement excavations that will be used to complete the grading. Final rough grading may be the responsibility of the builder or the homeowner depending on the agreement between the respective parties.

Residential Lot Grading Review Process

Upon submission of a lot grading certificate, at either the rough or final grading stage, the Municipal Engineer will review the submitted certificate to ensure that the surveyed grading complies with the overall approved grading plan for the subdivision.

Grading Certificates

The builder or the owner has the lot surveyed by an Alberta Land Surveyor or a third party Professional Engineer who prepares a Lot Grading Certificate as a certification of as-built grades. The minimum requirement is for the grading certificate to have the lot corner elevations as well as two intermediate elevations along the lot lines and any elevations at locations noted on the approved grading plans.

Rough Grade Stage

Rough grade stage is at the completion of all grading of the clay and prior to placement of topsoil and sod. Rough grade tolerances are between 10 cm (4 in.) to 20 cm (8 in.) below final design grade to allow for completion of landscaping.

Final Grade Stage

Final grade stage is at the completion of all grading including placement of topsoil and/or sod. Final grade tolerances are between 0 to 10 cm (4 in.) of design grade.

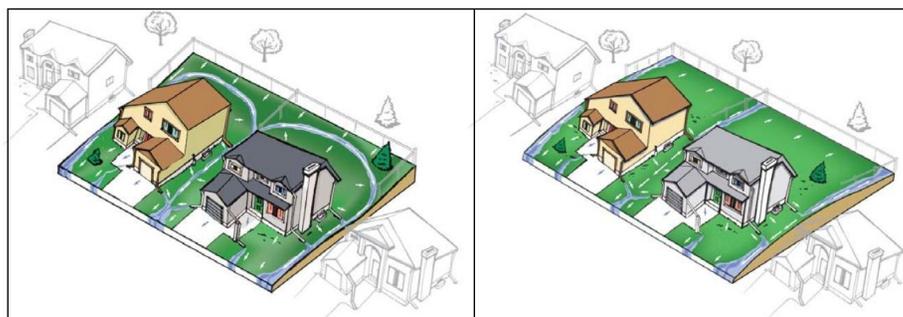
Review

Within 14 business days of receipt of either the rough or final grading certificate the Municipal Engineer will conduct a review of the certificate to ensure grading is in accordance with the approved grading plan as well as the Municipal Engineering Standards. The Municipal Engineer may also conduct an independent inspection of the property.

If the grading is generally in accordance, a letter will be sent along with a marked up copy of the grading certificate. Comments may include any minor changes required or recommended, but no further submissions will be required.

If the grading is not in accordance, a letter will be sent stating that the grading does not comply with the approved grading plan along with any pertinent notes on the grading certificate. A resubmission will be required once the deficiencies are corrected.

A deposit may be held by the municipality to ensure lot grading is completed. This deposit is different from a landscaping deposit that may be held by the Developer. The builder or homeowner should contact the Developer for landscaping requirements.



Typical Rear to Front Surface Drainage Design

Typical Split Surface Drainage Design

Image credit: City of Edmonton