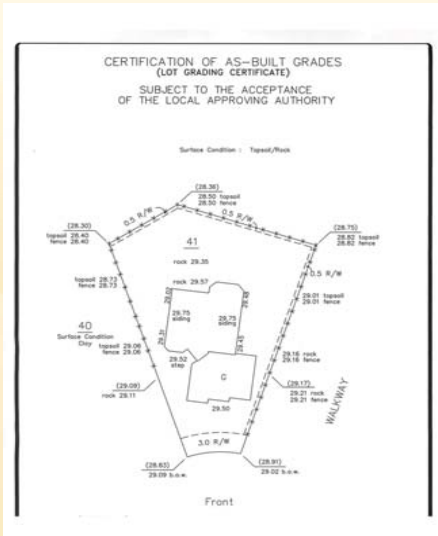


# Residential Lot Grading Program

## Final Grade Information

- Final Grade of topsoil shall be within -7cm to +5cm of approved design grades
- Sod may be placed prior to applying for final grade approval
- Shared drainage swales are located on common property lines and are graded in accordance with the approved Lot Grading Plan
- The property owner is responsible to maintain proper lot grading even after approval has been issued for as long as they own the property

## Final Grade Stage



Typical Lot Grading Certificate

**Mailing Address:**  
 James E Graham Building  
 11121-88 Avenue  
 Fort Saskatchewan, AB  
 T8L 2S5

**Telephone Numbers:**  
 Phone: 780-992-6248  
 (Monday - Friday 8:00a.m. - 4:30p.m.)  
 Fax: 780-992-1375

**Website:**  
[www.fortsask.ca](http://www.fortsask.ca)

## Lot Grading Program - Final Grade Stage

There are two stages for Lot Grading Approval in the City of Fort Saskatchewan but your builder has already received the first approval for Rough Grade. If this is not the case, you cannot proceed to Final Grade if a certificate for Rough Grade was not approved by the City.

Final Grade Approval is the responsibility of the homeowner, unless otherwise agreed upon with the home-builder.

## Final Grade Approval Process

Once Rough Grade has been approved, the homeowner has one year to initiate Final Grade Approval. The homeowner will contact an Alberta Land Surveyor to survey your property and prepare a Final Grade Certificate. The same surveyor that prepared the Rough Grade certificate may be used.

The surveyor will submit your certificate and contact information to the City of Fort Saskatchewan Public Works & Engineering Department.

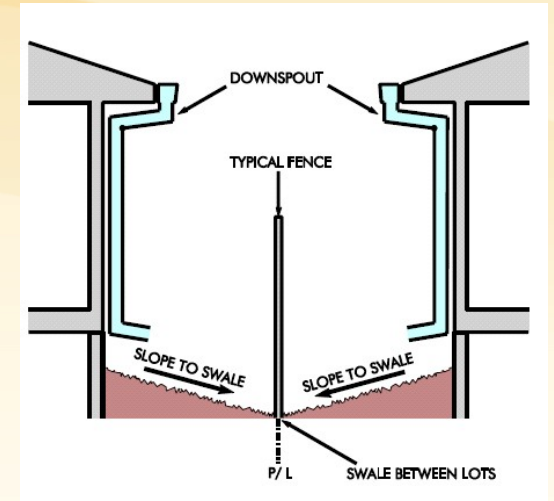
The City will review the certificate within 5 working days and return the certificate to the homeowner indicating that the Final Grade has been approved or deficiencies exist.

If there are deficiencies, the homeowner must correct them within 60 days and re-submit a Final Grade Certificate.

The homeowner will receive approval and a copy of the Lot Grading Certificate when Final Grade is approved.

## Final Grading Tips

- Raise all areas to final grade before placing decorative materials such as rock, mulch or bark mulch
- Ensure that positive grade exists under decks and steps
- Provide 10% slope away from foundation walls
- Property line swales should never be obstructed
- Downspouts should have an extension or a concrete splash pad to convey surface water at least 1.5 metres away from the foundation
- Insure your downspouts and extensions don't leak
- If you have a sump pump discharging to the surface, it is important to have a splash pad or discharge hose



Typical Common Drainage Swales



Typical Rear to Front Surface Drainage Design



Typical Split Surface Drainage Design