



13.0 LOT GRADING

13.1. Design

The grading design shall compliment the overall design of both the minor and major storm drainage system. In general, the lots shall be graded and sloped in such a manner that a minimum of surface run-off water will be conducted to other properties. Where surface drainage swales direct run-off from one lot to the next, the necessary drainage easements shall be registered concurrently with the plan of subdivision.

Reserves and public lands shall be graded to drain towards developed streets and/or storm water catch basins or drainage channels.

Boulevard areas shall be graded to provide a minimum slope of 2% from property line to top of curb.

Commercial and industrial lots shall be graded to drain to on-site stormwater catch basins.

In cases where the backyard slopes towards the building, provisions are required to keep the runoff at least 3.0 m away from the building, with the possibility of draining the surface water along the lot lines onto the streets.

Where drainage swales are provided on rear property lines in laneless subdivisions, the developer shall provide an approved concrete drainage swale. The drainage swale shall be provided on one side of the property line and be placed in a drainage easement.

The maximum slope draining towards property lines shall not exceed 10% within 1.5 m of the property line. The slope away from buildings shall meet the minimum requirements of the Alberta Building Code. Downspouts from eavestroughs and discharges hoses from sump pumps shall not discharge within 0.6 m from the property line.

Refer to Standard Detail Drawing No. 3.1, Typical Lot Grading.



13.2. Retaining Walls

Where extremes in elevation of adjoining lots require the construction of a retaining wall, such shall be indicated on the proposed grading plan and no work or construction will be permitted on the building lots that are the subject of, or adjacent to, the said retaining wall without a signed commitment by either owner of the two lots involved to construct such retaining wall at the time of construction of the proposed building.

END OF SECTION

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