

WHY IS PROPER LOT GRADING IMPORTANT?

The approved grading plan of a lot may not seem significant on its own, but when evaluated as a whole, it plays a considerable role in the overall subdivision plan.

Ensuring that lots are properly graded contributes to the correct flow of surface water run-off away from buildings and neighbouring properties which prevents problems associated with flooding and damage.



ALBERTA LAND SURVEYORS OPERATING IN THE BEAUMONT AREA

Pals Geomatics

(780) 455-3177

Hagen Surveys

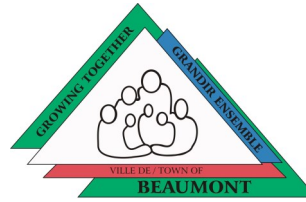
(780) 464-5506

Stantec

(780) 917-7000

PLEASE NOTE

The Town of Beaumont will accept any final grade certificate signed by either an Alberta Land Surveyor or a Professional Civil Engineer/Technologist.



WHERE CAN I GET MORE INFORMATION?

PLANNING & ENGINEERING DEPARTMENT

Town of Beaumont
Lot Grading

5600-49 Street

Beaumont, AB T4X 1A1

Phone: (780) 929-4314

E-mail: lotgrading@beaumont.ab.ca

Website Address: www.beaumont.ab.ca

TOWN OF BEAUMONT

ALMOST FINISHED

A GUIDE ON HOW TO ACHIEVE FINAL GRADE



Ealanta Photography 2006

LIFE IS BETTER IN BEAUMONT

WHAT IS LOT GRADING?

Lot grading consists of sloping the land within a lot to direct the flow of surface water away from a building's foundation. Proper grading ensures water is discharged towards a suitable outlet safely and according to the approved lot grading plan without negatively affecting adjacent properties.

The Town of Beaumont has a two-stage grading process where rough grade is the requirement of the builder and final grade is the requirement of the homeowner.

WHY IS FINAL GRADE APPROVAL IMPORTANT?

Final grade approval must be applied for within one year of rough grade approval to avoid any non-compliance fine outlined in the Town of Beaumont's Surface Drainage Bylaw 732-08/732-01-10. When final approval is not granted, additional problems can occur which can include difficulty finalizing the sale of a home as well as drainage disputes between neighbours.

HOW MUCH TOPSOIL WILL I NEED?

Based on the area of your yard, multiply the values below to get a basic understanding of how much topsoil you will need:

New home, sodding: 3-5 inches depth

New home, seeded lawn: 4-6 inches depth

Topdress existing lawn: 1 inch depth

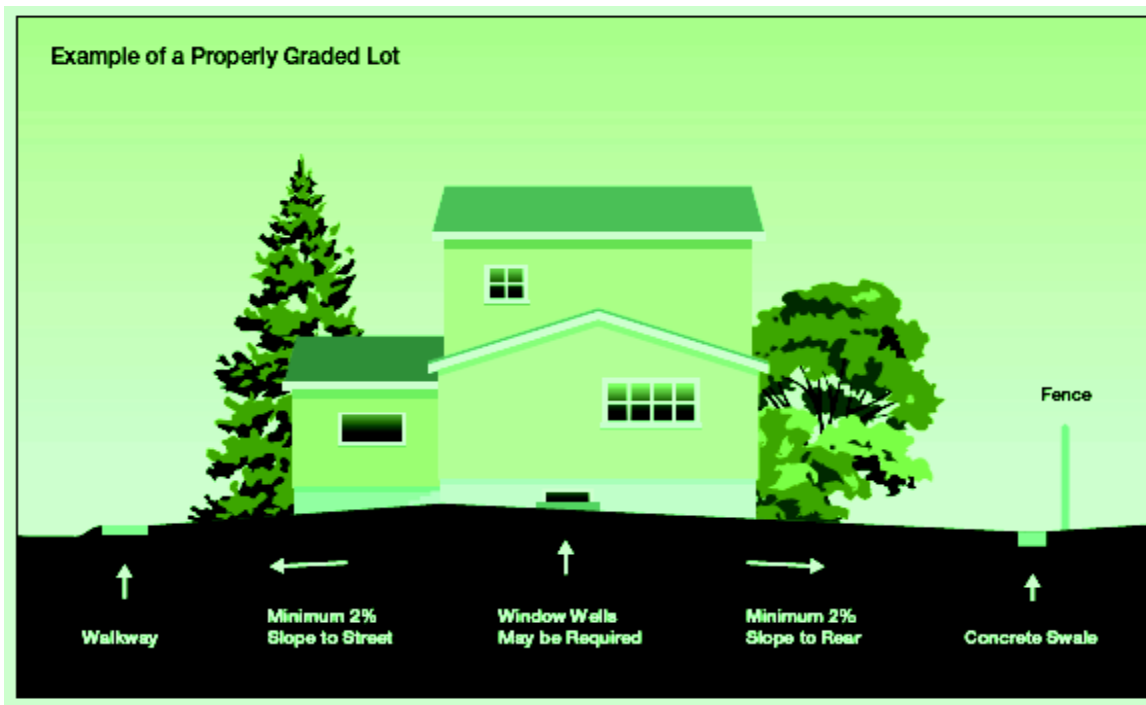
It is important to always follow the approved drainage pattern of the lot outlined on the rough grade certificate and to add no more than six inches of topsoil when finishing.

WHAT STEPS DO I TAKE TO GET FINAL GRADE APPROVAL?

To receive final grade approval, a final grade certificate must be submitted to the Lot Grading Inspector at the Town within one calendar year of rough grade approval and after topsoil has been put down; certificates can be applied for from a surveying company.

Once the \$154.50 +GST inspection fee is paid at the main office and the certificate has been received by the Lot Grading Inspector, your home will be added to the inspection list. Inspections are done between June 1 and Oct 15 each year. Based on the outcome of the inspection, approval of final grade will be sent via mail.

To minimize delays, be sure to use the elevations on the rough grade certificate to accurately finish on final grade. If you feel a part of your landscaping plan does not match the approved drainage pattern of your lot, please contact the Lot Grading Inspector to discuss your concerns.



Example of a split drain with rear yard concrete swale. The high point of the grade is located to the left of the window well forcing surface water away from the home to a) the street; b) the swale in the rear of the home, or; c) the common swale along the property line (foreground).