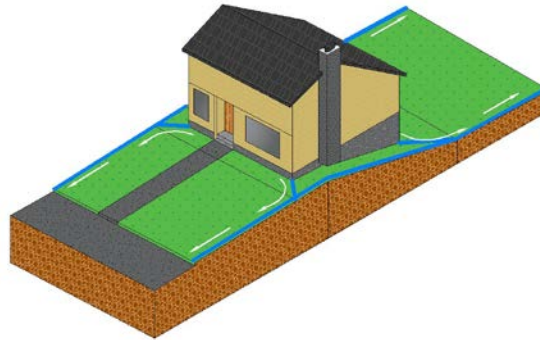
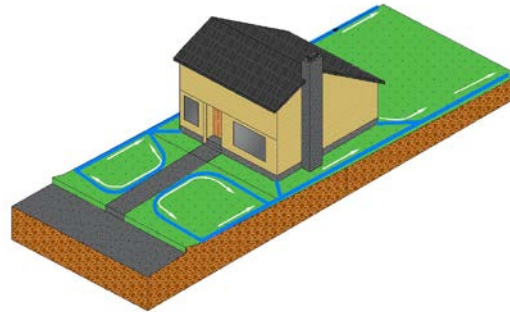


Lot Grading

Lot grading is required to control and direct surface water away from structures and into desired discharge points. Effective grading will help prevent standing water and basement flooding.

The City of Swift Current approves an overall lot grading plan for every new subdivision to ensure that the entire subdivision is graded according to municipal standards.

In most cases, the developer will complete the rough grading on each lot. It is up to the landowner to complete the final grading and contact the City for a grading approval inspection.



Contact Us

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Planning & Growth Development

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Lot Grading Guidelines

Final Grade Approval

Once final grading has been completed, the landowner must contact a qualified land surveyor to survey the lot grades and provide the City with a Lot Grading Certificate for final grade.

Once a certificate has been received, the Building Inspector will review the final grades and an inspection report will be sent to the landowner within ?? days of the inspection. If any issues are noted, they must be corrected and the lot re-inspected.

Final grades must be inspected within one year of rough grade approval. Failure to complete the required lot grading will result in the property being filed as non-compliant according to Bylaw ?? and the landowner may be subject to monetary fines.

Swales

Some lots may have concrete swales in the backyard, running along the rear property line. These swales remain property of the City of Swift Current, and are often located within a utility easement to allow the City access should the swale need repair or replacement.

Swales are part of the approved drainage plan and must be kept clear of blockages. Fences, landscaping, trees, bushes, etc. must not interfere with or impede the flow of water through the swale. Interference with the intended drainage of a swale may cause damage due to pooling water.

Downspouts and Splash Pads

Downspouts are required to direct roof drainage away from building foundations. Splash pads are also recommended to direct downspout and sump pump discharge in order to prevent soil infiltration and erosion. Discharge from downspouts and sump pumps cannot be directed over public walkways or sidewalks.

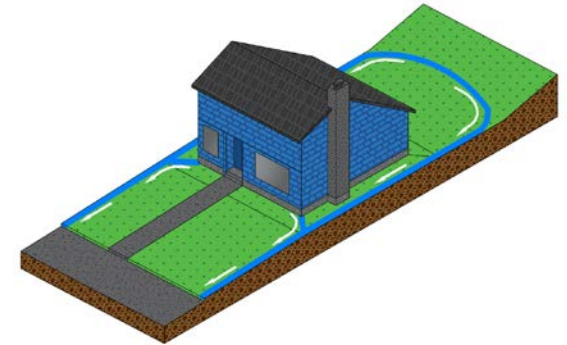
Grading Information and Tips

- House perimeter grade must be a minimum of 0.150m higher than the adjacent side property line
- Grades must slope away from foundations at a minimum of 10% for 2m on all sides.
- The overall grade must have a minimum 2.0% slope towards the front property line.
- Generally, rough grades are 20 to 30 centimetres lower than final grade to accommodate topsoil.
- Final grades should be within 10 centimetres of design grades.
- Sod may be laid before or after final grades have been inspected.
- Long term soil settlement may occur for up to five years following construction and grading.
- It is the landowner's responsibility to maintain the grades approved at the time of inspection.

Lot Drainage

Back to Front Drainage

- The rear property line is the high point of the lot.
- Surface water drains along side property lines towards the street.



Split Drainage

- The high point is near the mid-point of the property.
- Surface water drains towards the street or the rear property line.
- In the rear, water may drain towards a lane or a drainage swale.

