

LOT GRADING INSPECTION REPORT

GRADEX CONSULTING LTD

EDMONTON, ALBERTA

Application Received: October 29, 2024
Application Type: Rough Grade
Inspection Zone: SW-6
Job Number: 507664528-004
Property Address: 8143 - 220 STREET NW
Plan 2122790 Blk 2 Lot 80
Neighbourhood: ROSENTHAL
Builder: PACESETTER HOMES LTD
160, 3203 - 93 STREET NW
EDMONTON, ALBERTA T6N 0B2
Owner(s): PACESETTER HOMES LTD.

Oct 29, 2024

In response to an application for Rough Grade Approval, a Lot Grading Inspection on October 29, 2024 was completed referencing the Lot Grading Certificate prepared by PALS GEOMATICS CORP on Oct 22, 2024.

ROUGH GRADE APPROVAL date: October 29, 2024 .

Drainage Bylaw 18093 requires that final grading is approved:

- within 12 months of rough grade approval, or
- within 30 months of a building permit being issued for the premises.

To obtain Final Grade Approval and avoid Bylaw fines, ensure that the approval process is completed by Oct 29, 2025.

For information on the final grade approval process go to www.edmonton.ca/lotgradinginspection

A Restrictive Covenant is registered on the title for this property. This instrument provides restrictions and conditions regarding development for this lot. Development Services, Lot Grading recommends a detailed review of the restrictions prior to undertaking any site grading, landscaping, tree planting or other improvement. Title documents are available from a license and registry service.

-Although the as-built elevations shown on the Lot Grading Certificate exceed the Design Elevation Tolerances, positive surface drainage exists at the time of inspection and approval.

If you require further information, please contact the City of Edmonton at 311.