

# New Residential Lot Grading Process

Here we have laid out some easy to follow steps for completing your lot grading.

## Part 1 – Rough Grade

1. Home Builder will complete the rough grade (clay surface). The rough grade follows the designed surface (water) drainage plan for the property.
2. Homeowner receives rough grade certificate of compliance.
3. The homeowner is required to complete their final grade within 1 year of receiving rough grade certificate. (Which really means complete all of your landscaping because a final grade without completed landscaping is a recipe to grow *healthy weeds*.)

To ensure efficiency, the homeowner should consider all aspects of the new yard before proceeding with the final grade. The new yard can include: DECK, FENCE, SHED, PATIO, LANDSCAPING and IRRIGATION

## Part 2 – Final grading

Final Grade is a required step in the landscaping process. This step involves evenly distributing 5-6 inches of topsoil (black dirt) over the entire (rough graded) yard surface.

Considerations before completing final grade:

- Settling may have occurred- especially close to the foundation of the home which should be filled in. If settling has not occurred you may want to soak the area at the perimeter of the foundation slowly.
- Rough grade clay may have washed away during heavy rains or spring thaw- especially under drain spouts.
- You may have considerable weeds growing that should be removed.
- Deck piles and /or fence post excavation will create piles of clay mess (you may want to do posts first) Multiple trees may also create mess, but planting trees before grading is completed should be left to professionals
- Clay rough grade may need to be removed (dug out/cut out) at sidewalk/driveway edges (Healthy grass requires 4-6 inches of topsoil to thrive, this is why we cut away at the sidewalk/driveway edges)
- If there are unfinished lots adjacent to you, you may need to construct a temporary edge along the property line to keep soil in place.
- Homeowners may want to include: new concrete, paving stones, synthetic turf, retaining walls, ponds or waterfalls as part of their new landscaping. All of the above features require working from a clay base. If topsoil were applied to these areas – it would only need to be removed later.

## How do i determine how much soil i need?

Use your plot plan to find out the area that requires final grade in square feet. Multiply this number by 6 (inches of soil) then divide by 12 and again by 27. This will tell you the number of yards (cubic ft) of soils you will require. A truck load of soil is generally 12 yards.

# The Final Grade Process

1. Homeowner or Professional Landscaper - Evenly distribute 5-6 inches of topsoil (black dirt) over the entire (rough graded) yard surface. Depth may be higher at the foundation. Rake it all smooth (a long grading rake is best) and roll it with a 300- 400 lbs. roller for light compaction. Keep in mind the final grade should follow the drainage plan to ensure water moves away from the property as per the design.
2. Homeowner or Professional Landscaper - call to arrange a final grade survey using your **LOT, BLOCK and PLAN** numbers from your *plot plan* or *real property report*. –completed by Stantec Geomatics, Pals Geomatics, Oasis Engineering Ltd., [www.MREngineering.ca](http://www.MREngineering.ca) or the surveyor who completed your plot plan/real property report. (costs from \$250, to \$450 +GST)
3. The surveyor will come within 2-7 days, do the ground elevation survey, and send that information to the city of Edmonton.
4. Within 5-21 days of receiving the information from the surveyors, the City of Edmonton will send out the **Lot Grading Inspector** to visually confirm proper lot grading drainage. (Approve or note deficiencies)

*Note: Throughout this process, make sure all downspouts are pointed down and away from the house and that the surveyor can gain access to all the lot areas (2 common reasons for a failing grade)*

5. The Lot Grading Inspector sends an email to the homeowner/landscaper of Final Grade Approval or failure (Deficiencies). If you fail, you will need to repair and then notify the inspector to come back.

*Note: The total time from completion of final grade to approval can be 2-6 weeks.*

6. Homeowner can now complete the rest of the landscaping.

*Note: Professional landscapers will likely complete the entire landscape knowing their final grade will pass rather than waiting on the grade approval.*

There are many factors that you may encounter that are not listed here, most folks will only landscape a yard once in their lives, while a professional may do 2- 3 per week. We hope this list of steps helps you to complete your grading efficiently.