

Lot Grading Inspections

Final Grade Stage



For More Information

Mailing Address:

City of Edmonton,
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Drainage Services
Main Floor, Century Place
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Edmonton, Alberta, Canada T5J 3A3

Telephone Numbers:

Public Services, Lot Grading:

780-496-5576 (Monday to Friday
8 a.m. – 4:30 p.m.)

780-496-2865 Fax

Public Services, Water and Sewer Servicing:

780-496-5444 or 780-496-5445
(Monday to Friday 8 a.m. – 4:30 p.m.)

Internet:

Web Site: www.edmonton.ca/lotgrading
E-mail: lot.grading@edmonton.ca

Lot Grading at the Final Grade Stage

The City of Edmonton has a two stage approval process for lot grading.

Rough Grade Approval is generally the responsibility of the homebuilder. Your builder has completed the first stage and the attached report validates that rough grade approval has been issued for your lot.

Final Grade Approval is the responsibility of the property owner and must be initiated within **one year** of the Rough Grade Approval.

Final Grade Approval Process

Apply for final grade approval by contacting an Alberta Land Surveyor to survey your property and prepare a final grade certificate. You may choose the same surveyor that prepared the rough grade certificate for your homebuilder. Provide the surveyor your contact information: **e-mail** or **fax number** or **mailing address**.

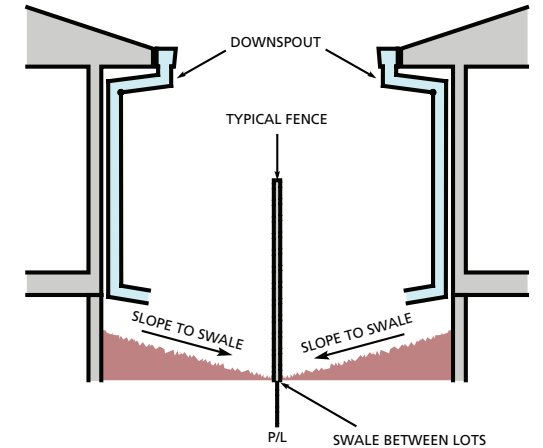
The surveyor submits your certificate and your contact information to the City of Edmonton.

City Lot Grading Inspectors review your grading within 5 working days of receiving the certificate (workload and weather permitting).

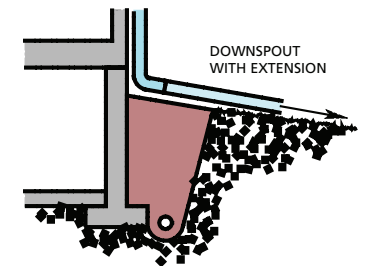
The Lot Grading Inspection Report and certificate are **faxed, e-mailed or mailed** within one working day of the inspection.

If the grading fails, the deficiencies must be corrected and re-inspected within 60 days. For a re-inspection contact **311** or e-mail lot.grading@edmonton.ca or fax **780-496-2865**.

Lot grading inspection fees for all final grading inspections have been pre-paid by the builder.

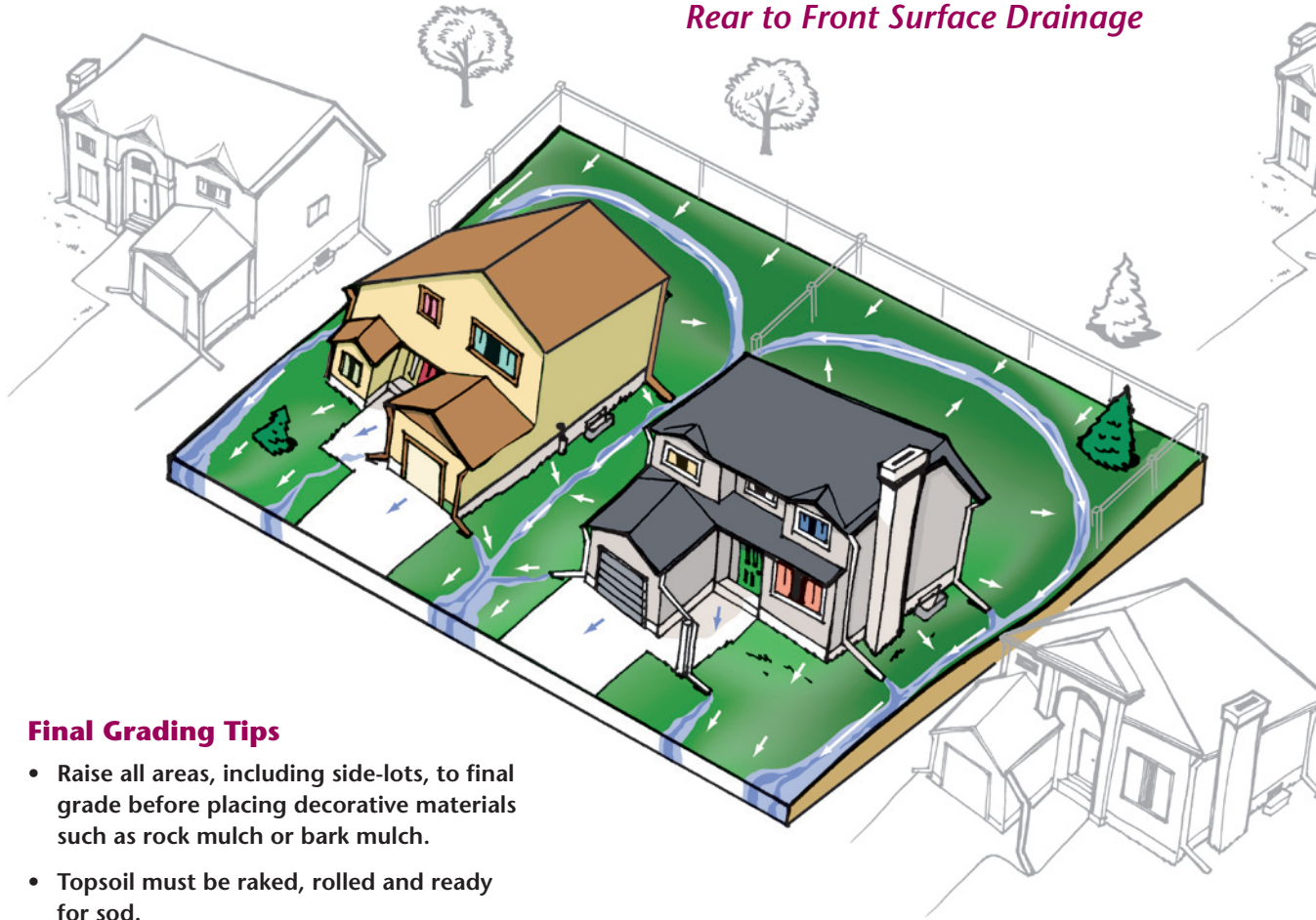


Slope away from the foundation wall with a common drainage swale in between Lots

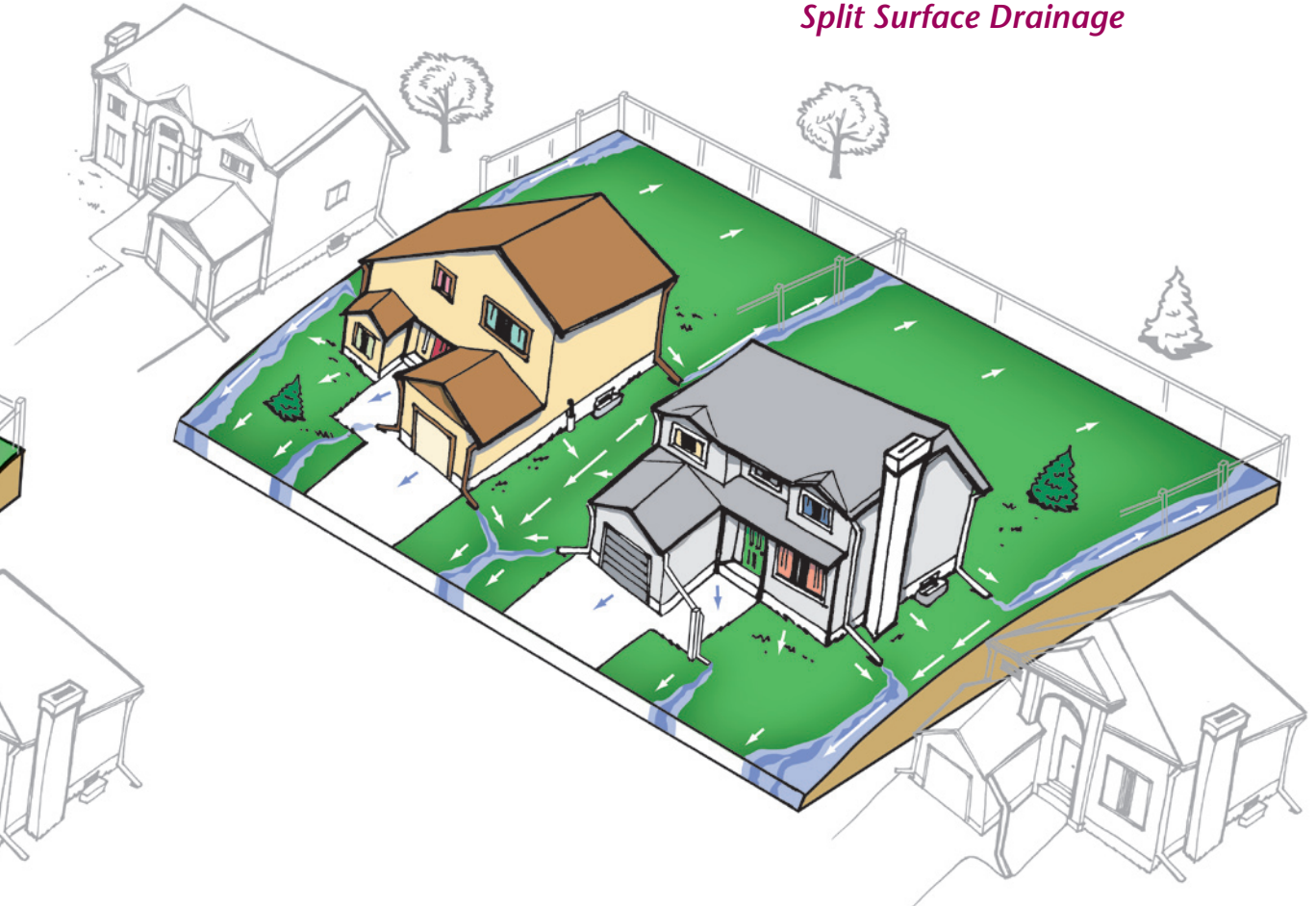


Slope away from the foundation wall with a downspout extension

Rear to Front Surface Drainage



Split Surface Drainage



Final Grading Tips

- Raise all areas, including side-lots, to final grade before placing decorative materials such as rock mulch or bark mulch.
- Topsoil must be raked, rolled and ready for sod.
- Ensure that positive grade exists under decks and steps.
- Provide 10% slope away from the foundation walls.
- Property line swales must not be obstructed.
- Planned patios and walks need not be installed, but the base should be built.
- Sod may be placed prior to applying for final grade approval.

Lake and Top of Bank lots

- Review restrictions prior to landscaping by obtaining a copy of the Restrictive Covenant from a registry office.

Easements for Concrete or Grass Swales

- Drainage swale right-of-ways must be graded to match the design plan and must be unobstructed and free draining. Tree planting is prohibited.

Things to Remember

- Inspectors do not require property owners to be present when conducting a lot grading inspection.
- Leave the downspout extensions in the "down position".
- Any pets or animals should be properly secured and gates unlocked to allow for a trouble free inspection.
- If a re-inspection is needed, the property owner must contact 311.
- The property owner is responsible to maintain proper lot grading after approval has been issued for as long as they own the property.