

RESIDENTIAL LOT GRADING CERTIFICATE REQUIREMENT CHECKLIST

The certificate must be:

- Prepared and certified by an [Alberta Land Surveyor](#)
- Drafted in metric units (metres) at 1:200, 1:250 or 1:300 scale on a 8.5" x 14" (legal size) sheet with "rear" of the property at the top of the page (This format supports the location references of the subsequent Lot Grading Inspection Reports)

The certificate must include:

- Title (i.e. Rough Grade Certificate, Final Grade Certificate)
- North Arrow
- Drawing scale
- Date the as-built elevations were obtained
- Datum reference (one Alberta Survey Control Marker or other benchmark approved by the City)
- Surface condition of the property (clay, topsoil, sod, landscaped)
- Municipal address, legal description and neighbourhood name
- Applicant name (company or homeowner) and email address
- Legend - identify / differentiate between existing and design grading information
- Revision Table
- Locations and dimensions of legal survey boundaries, easements, right-of-ways, and restrictive covenants
- Adjacent street name(s)
- Location of:
 - Structures (dwelling, garage/parking pad, driveways, sidewalks, patios, decks)
 - Internal (side yard and rear yard) and common property swales
 - Retaining walls
 - Trees (infill only - mature trees that existed prior to the redevelopment), watercourses, ditches
 - Embankments, top-of-bank and top-of-bank setback lines
 - Low Impact Development (LID) facilities
- Design elevations from the approved Lot Grading Plan or the approved Infill Lot Grading Plan
- As-built geodetic elevations at:
 - Design locations (internal and/or common property swales, garage/parking pad, driveway)
 - Rear internal swale high point location/elevation
 - Public right-of-way (edge of lane and back of City sidewalk or curb) at projected extensions of property lines
 - Retaining walls (top of wall and internal swale or foundation grade)

QUESTIONS?

Phone: **311** or if outside of Edmonton

780-442-5311

Email: lot.grading@edmonton.ca

- An asterisk (*) on all out-of-tolerance elevations
 - Rough Grade tolerance is -7 cm to -20 cm from design
 - Final Grade tolerance is +/- 10 cm from design

Note:

- Grading is subject to approval by the City Manager

- **Additional information may be required at the discretion of the inspector**
- **Lot Grading Certificates may be rejected in entirety for lack of critical information, conflicts, unresolved design problems, or incomplete submissions, and will result in a failed inspection**

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