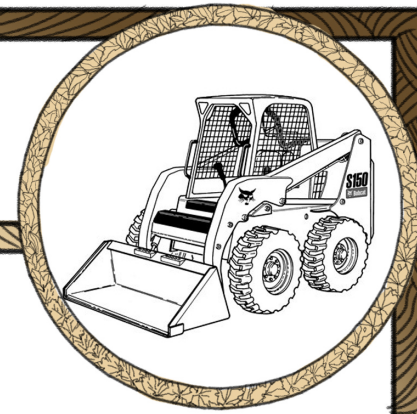


# GRADING INFORMATION



## Site Grading Principles

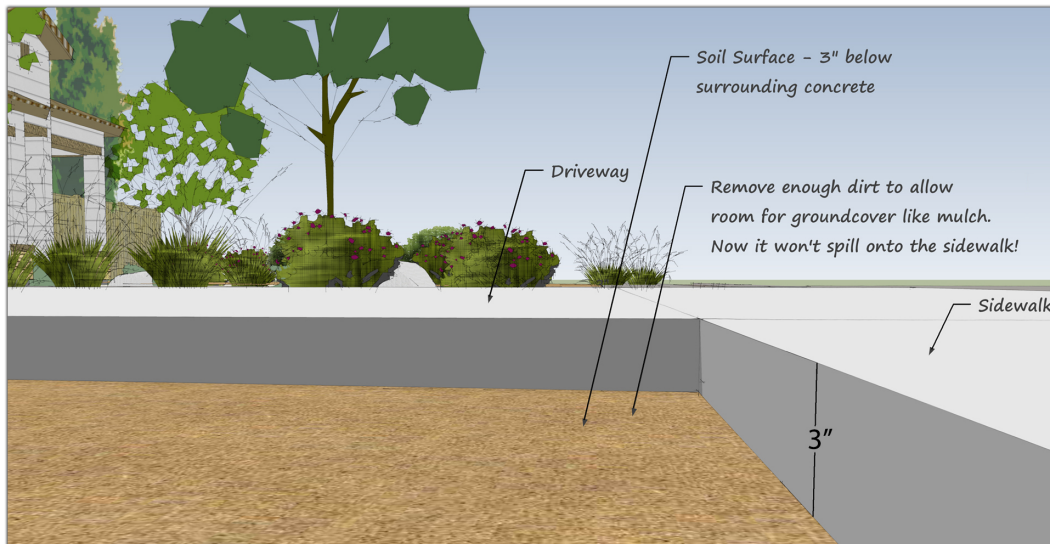
### Topography

A grading plan refers to the landscaping of the house site and soil elevations. If you don't establish a proper grading plan and the lot isn't graded properly, water from storms and irrigation can run back toward the home and cause moisture issues at the foundation wall, or saturate the soil next to the foundation causing hydrostatic pressure against the wall, which can cause foundation cracks, structural damage and even soil erosion, and leave a home in need of repair.



### Storm Water Runoff

It's important that when establishing the final grading plan of the home to make sure that water will move down and away from the foundation and exit the lot to an approved storm drain system, otherwise your homeowners could end up with home improvements and repairs down the road they didn't bargain for. The blue arrows in this image represent ideal water flow, away from the house!



### Grading @ Edges

This image is a close up of proper grading along concrete edges like sidewalks and driveways. It is important to remove dirt away from the edges, this allows room for groundcover material like mulch, gravel, or Decomposed Granite. The finished grade of ground cover should be just below the grade of surrounding concrete to prevent water runoff.