



LOT GRADING PLAN

Check List

Legal Description of Property:

Contact Person (P.Eng./C.E.T./O.L.S.):

Phone Number:

Company:

E-mail Address:

The following list of items are the **minimum** requirements for review and acceptance of the Lot Grading Plan. Plans not meeting these requirements will be deemed incomplete and returned. This checklist must ***be completed and submitted by the P.Eng./C.E.T./O.L.S.*** as part of the Lot Grading Plan submittal package. Any items which do not apply to the project must be marked N/A (Not Applicable).

The Town’s detailed review will not commence prior to your confirmation. The purpose of this step is to reduce potential resubmissions with the intent of providing a shorter permit issuance timeline.

• General requirements

- ┆ Plan Size: Ledger or Standard A1
- ┆ A copy of survey prepared by an O.L.S.
- ┆ Plan Scale: Metric 1:200 or 1:250
- ┆ North arrow
- ┆ Drainage styles as per GL-1 to GL-4 in the Development Design Criteria
- ┆ Lot location information including Street Name and Legal Description
- ┆ Location of existing & proposed buildings including existing features such as fences
- ┆ Legal survey distances for lot lines
- ┆ Location of all sump pump and other drainage discharge points
- ┆ Swales located within limits of lot
- ┆ Geodetic elevations c/w temporary benchmark
- ┆ Existing elevations on road, ditch, boulevards, curbs and adjacent properties min 3.0m
- ┆ Engineer, if required, has sealed the plans (See Section 44-49 of the Development Design Criteria)
- ┆ Proposed Lot Coverage
- ┆ LSRCA Permit

• Existing and proposed lot elevations

- ┆ At all lot corners and significant changes in grade along property line
- ┆ Proposed elevations at all corners of house & property line
- ┆ Proposed driveway elevations

• Building elevation table including:

- ┆ Garage floor
- ┆ Finished first floor
- ┆ Top of foundation wall
- ┆ Top of slabs-on-ground

┆ Underside of footing

• Drainage requirements

- ┆ Min 2.0% grade away from house
- ┆ Available storm drainage on the road
- ┆ Swales min 1.0% grade and 150mm deep.
- ┆ Swale max 5.0% grade and 300mm deep on lot with 3:1 slopes
- ┆ Reduce surface run-off where appropriate
- ┆ Driveway culvert shown and labeled with material, size, length and inverts
- ┆ No surface storm water shall affect adjacent properties

• Driveway requirements

- ┆ Driveway grade to be between 1.0% and 6.0% or 8% with Development Engineering approval
- ┆ Driveway/ entrances width to conform with any applicable Zoning and Entrance By-laws
- ┆ Driveway to be a minimum of 0.6m from side lot line

• General notes of the infill lot grading/drainage procedure

- ┆ Grading to match existing grades of 0.6m from adjacent property lines
- ┆ Test pit including high groundwater level and estimated seasonal high groundwater level and date measured
- ┆ Proposed Setbacks for all proposed buildings/structures to property lines Slabs-on-ground minimum 400 mm above ESHGWL
- ┆ The quantity of imported fill will not exceed 2000 cubic meters (if not a Fill Permit is required as per the Township Fill Control By-law and O. Reg. 406/19)
- ┆ Erosion sediment control measures to be included on drawing