



## Lot Grading Plan Review Checklist

The following items are the minimum requirements for review and acceptance of the Lot Grading Plan. Resubmissions will be required if the plans do not meet these minimum requirements.

### General

- Refer to the Town's Engineering Development Standards for additional information
- If the property is located within a subdivision that has an overall master grading plan for the subdivision, the grading for the lot must comply with the subdivision grading plan. Approval from the subdivision grading engineer may be required at the Town's discretion
- Engineer stamp or approved equivalent
- Geodetic elevations and temporary benchmark
- Lot location including street name and legal description
- Legal survey distances for lot lines

### Details

- Location of existing and proposed buildings including existing features such as fences
- Location of all sump pump and other drainage discharge points
- Proposed lot coverage
- Building elevation table including:
  - Garage floor
  - Finished first floor
  - Top of foundation wall
  - Top of slabs on grade
  - Underside of footing
- Driveway culvert shown and labeled with material, size, length, headwalls, and inverts
- Driveway width to conform with the Town's zoning by-law
- Driveway to be a minimum 1.5m away from lot lines
- Proposed setbacks for all proposed building/ structures to property lines
- Infiltration pits and galleries to be designed by the engineer or approved equivalent
- Location of municipal sanitary and water services or location of private well and private septic system

### Grading

- Existing elevations at all lot corners and significant changes in grade along property line
- Proposed elevations at all corners of the house and property lines
- Existing elevations on road, ditch, boulevards, curbs, and adjacent properties



- Swales located within limits of lot with a minimum slope of 2%, a minimum depth of 150mm and side slopes at a maximum 3:1
- All grades must slope away from buildings. The minimum allowable grades are as follows:
  - Minimum grade on grass/soft landscaped areas 2%
  - Minimum grade on hard surfaces 1%
- Minimum 5 meters of rear yard space with grades between 2% and 5%
- Driveway grades between 1% to 7%
- Slopes to be a maximum 3:1
- Grading along property lines matches existing grades of adjacent properties
- Minimum 150mm of exposed foundation is required around the building
- Top and bottom elevations are required for all retaining wall. If retaining walls are over 1m in height, they must be designed by a professional engineer and additional permits will be required.