

## **Lot Grading Plan Requirements**

### **Basic Information**

- Contact information for permit applicant (name, phone number, email)
- Contact information for consultant (Engineer, Architect, etc.)
- Municipal address
- Legal address
- Development name and phase
- Datum information
- North arrow
- Legend
- Date of survey
- Storm invert elevation

### **Lot Grading & Drainage**

- Drainage pattern shown with arrows
- Slope percentages and proposed elevations:
  - a. at all corners of the parcel;
  - b. throughout the entire body of the parcel; and
  - c. along property lines (break points)
- Existing elevations:
  - a. Existing infrastructure including but not limited to sidewalks, public utility parcels, tops of curbs, services, and drainage swales
- Identify status of adjacent parcel
  - a. Existing businesses or residential properties and their status (vacant, under construction, etc.)
- Precise location of proposed building relative to property lines

### **Grades at Building(s)**

- Proposed elevations:
  - along all edges of the foundation for the primary building; and
  - along all edges of any accessory buildings or other structures proposed on the parcel

### **Drainage Easements (if applicable)**

- Drainage pattern shown with arrows
- Slope percentage
- Proposed elevations of the swale
- Detail of swale
- Registered Plan Number
- Existing elevations including but not limited to fences, concrete, swales, structures, etc.

### **Foundations**

- Proposed elevations:
  - a. top of foundation(s);
  - b. bottom of foundation(s); and
  - c. final grade at foundation(s)

### **Stormwater Management**

- To be in accordance with the Section 12 of the Engineering Design Manual
- Discuss with the Lot Grading Coordinator to determine if on-site stormwater detention is required
- Stormwater calculations using the Rational Method:
  - a. total area of parcel including breakdown of each surface type and relevant coefficient (grass, concrete, roof, pavement, etc.);
  - b. total volume of stormwater required to be detained;
  - c. actual volume of stormwater detained on-site including a breakdown of each catchment area;
  - d. orifice details;
  - e. allowable release rate; and
  - f. actual release rate
- Overland drainage:
  - a. ponding extents in a 1:100 year storm event;
  - b. overflow elevations identified;
  - c. maximum ponding depth;
  - d. overland flow route marked by arrows; and

- e. critical swales identified

### **Certification**

- Certification by an Alberta Land Surveyor, Registered Architect or Professional Engineer which is supported by both a signature and official stamp
- Notes to be included:
  - a. subject to the acceptance of the local approving authority; and
  - b. complies with all instruments of Bylaw C-1366 and the Drainage Bylaw C-1241

### **Lot Grading As-Built Plan Requirements**

#### **Basic Information**

- In addition to all of the information required for a Commercial Lot Grading Plan, all information listed for Lot Grading As-Built Plan Requirements must be added to the originally accepted plan.
- Lot Grading Permit number

#### **As-Built Lot Grading & Drainage**

- As-built drainage pattern shown with arrows
- As-built and proposed elevations:
  - a. at all corners of the parcel;
  - b. throughout the entire body of the parcel; and
  - c. along property lines and at break points
- As-built slope percentages:
  - a. along property lines (break points)
- Precise location of constructed structure(s) and location of constructed building(s) relative to property lines

#### **Grades at Building(s)**

- As-built and proposed elevations:
  - a. along all edges of the foundation for the primary building; and
  - b. along all edges of any accessory buildings or other structures on the parcel

#### **As-Built of Drainage Easements (if applicable)**

- As built and proposed drainage patterns shown with arrows

- As built and proposed slope percentages
- As built and proposed elevations of the swale
- Registered Plan Number

### **Foundations**

- As-built elevations:
  - a. top of footing;
  - b. bottom of footing; and
  - c. final grade at foundation(s)

### **Stormwater Management**

- As-built total volume of stormwater detained
- As-built orifice details
- As-built release rate
- As-built ponding extents in a 1:100 year storm event and maximum ponding depths
- As-built overland flow route(s) marked by arrows