

Lot Grading Requirements

At a minimum, lot grading plan submissions need to include the following:

Initial Submission

1. Elevations in metric geodetic datum;
2. Street Name and Address;
3. North arrow;
4. Lot dimensions;
5. Tree locations (if applicable);
6. Proposed building location with finished floor elevation and footing elevation;
7. Proposed elevations at building corners and adjacent property lines;
8. Elevations at sidewalk (if applicable), curb and centerline of road at lot line extension;
9. Elevations for driveway at house, sidewalk (if applicable) and curb line. Include grade presented in percentage form and driveway width with note on plan that driveway meets applicable Zoning By-law with respect to width;
10. Arrows on plan indicating direction of surface water flow;
11. Grades on swales represented in percentage form, especially rear and side yard;
12. Offset dimensions from proposed building location to lot lines
13. Location of neighboring houses (if applicable) and elevations on adjacent building corners;
14. Location of water box and sewer cleanout;
15. Additional elevations where required to properly assess drainage on lot (if applicable);
16. Signing area for town staff that includes the following language:
 - Municipal Staff have reviewed and received the attached grading plan; and
17. Any other pertinent information.

As Constructed Submissions

1. All the above details
2. Separate style indicating all as-constructed elevations and details.
3. As constructed location of water box and sewer cleanout
4. Typical required locations of As-Recorded elevations shown in attached Final Lot Grading Examples

Please see attached plans as guides for submissions.

For further assistance, contact the Manager of Engineering Services