

Site Servicing Plan Checklist

- For smaller scale developments, site servicing information may be combined with other site related drawings
- All drawings must be drawn to scale with all dimensions clearly labelled in metric

The following information should be clearly indicated on the plan:

1. Benchmark complete with description of location and geodetic elevation
2. Bottom of footing elevation(s)
3. Sewer service is to be located to the east or south of water service
4. Location of curb stop(s) complete with labeling (existing and proposed). Dimension to be provided to nearest property line from any curb stop(s)
5. Existing and/or proposed grades over top of all site servicing to determine service cover
6. Size, material type, and dimension to the nearest property line of all public and private water, wastewater, and land drainage sewer mains and/or services associated with the proposed site. (existing and proposed)
7. Rim and invert elevations for the nearest upstream and downstream wastewater sewer manholes
8. Estimated invert of wastewater service at wastewater main
9. Rim and invert elevations for the nearest upstream and downstream land drainage sewer manholes
10. Catch basin locations (existing and proposed) with rim, invert and sump elevations, including connection to land drainage sewer main
11. Note indicating that any water or wastewater services no longer required are to be disconnected as per the Water and Wastewater Control By-law No. 5957
12. Fire hydrants and/or hydrant connections
13. Water Fixture Unit and Wastewater Fixture Unit counts to be noted, as per Tables 2.6.3.2.A and 2.4.9.3 of the Manitoba Plumbing Code or, provide a list of the total amount of each water and wastewater fixture to be installed including all hose bibs, dishwashers, ice machines etc. and their size of supply pipe, and including all floor drains (Non-emergency floor drains)
14. For a Storm Building Sewer state the total hydraulic load in litres which is calculated as described in 2.4.10.4 in the Manitoba Plumbing Code.
15. If the Hydraulic load is unknown at the time of development permit application (i.e. Multi-unit commercial building (shell only) with future interior development) please state this on plan.
16. The following clause should be noted on the drawing, "Servicing within private property shall comply with the requirements detailed in the SOP For: Private Property Building Sewer & Water Service Pipe Installations and illustrated on Drawing No. PBS-2015001 supplementary documents to the City of Brandon Building By-law No. 6018/55/92"

* The lists above are typical lists, and since every project is unique, additional requirements may apply. For questions, please contact 204-729-2110

The following information should be included on all drawings and is not exclusive to the site servicing plan:

17. Title and date (latest revision)
18. Drawing scale (metric)
19. North arrow (north pointing towards the top or left side of page)
20. Location (civic address and/or legal description)
21. Legend for all symbols, hatching, shading, and linework
22. Property lines and all adjacent public rights-of-way and street names
23. Existing structures to remain and proposed structures on proposed development site
24. Existing structures within 3.0m of any property line on neighbouring properties
25. Existing and proposed above ground infrastructure including but not limited to hydro poles, gas meters, fire hydrants, and utility pedestals
26. Clauses to be included on all drawings should read as follows:
 - a. *“All work in the public right-of-way shall be performed as stated in the latest edition of the City of Brandon Standard Construction Specifications.”*
 - b. *“All grassed landscaping required within the public right-of-way is to be completed with sod.”*