

Lot Grading and Drainage Plan Checklist

- For smaller scale developments, lot grading and drainage 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. Proposed grades at; (including but not exclusive to) all building corners, and any grade breaks
3. Existing grades at; (including but not exclusive to) all lot corners, and any connection to existing sidewalk, curb, street or lane
4. Locations of downspouts complete with direction of discharge. (Downspout direction of discharge is to be consistent with proposed and/or existing lot drainage. Downspout direction may not result in drainage discharging onto neighbouring lot)
5. Proposed grades at the top of all perimeter retaining walls, curbs, berms, etc.
6. Cross section details for all retaining walls, berms, swales, non-typical curbs, etc.
7. Abrupt vertical grade changes (e.g., parking surface adjacent to a raised sidewalk) are to be clearly noted on grading plan either by way of proposed grades or sectional details
8. Existing grades within neighbouring properties (1m offset from property line, 5m frequency minimum and at the top and bottom of any substantial existing changes in grade)
9. Existing sidewalk and top of curb grades within the public right-of-way
10. Catch basin locations (existing and proposed) with rim elevations
11. Drainage direction arrows
12. Pre- and post-development storm water runoff calculations to be prepared by a qualified consultant as per the Adequate Public Facilities By-law No. 7099

* 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 lot grading and drainage plan:

13. Title and date (latest revision)
14. Drawing scale (metric)
15. North arrow (north pointing towards the top or left side of page)
16. Location (civic address and/or legal description)
17. Legend for all symbols, hatching, shading, and linework
18. Property lines and all adjacent public rights-of-way and street names
19. Existing structures to remain, and proposed structures on proposed development site
20. Existing structures within 3.0m of any property line on neighbouring properties
21. Existing and proposed above ground infrastructure including but not limited to hydro poles, gas meters, fire hydrants, and utility pedestals
22. 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."