

Lot Grading Plan Requirements

Basic Information

- Company name of home builder
- Contact information for surveying company
- Sanitary invert elevation
- Storm invert elevation (if applicable)
- Municipal address
- Legal address
- Development name and phase
- North arrow
- Legend
- Drawing Scale (either 1:200 or 1:250)

Lot Grading & Drainage

- Drainage pattern shown with arrows
- Proposed elevations:
 - a. at all corners of the parcel;
 - b. at beak points along the property lines; and
 - c. of grade at foundation
- Proposed slope percentages:
 - a. along property lines; and
 - b. from proposed grade at foundation to the property line
- Identify status of adjacent parcel (existing house, vacant parcel, under construction)
- Precise location of proposed building relative to property lines

Drainage Easements (if applicable)

- Drainage pattern shown with arrows
- Slope percentage
- Proposed elevations of the swale
- Detail of the swale
- Registered Plan Number

Foundation

- Proposed elevations:
 - top of foundation wall;
 - bottom of footing;
 - top of footing; and
 - final grade at foundation

Stakeout Plan Requirements

Basic Information

- Company name of home builder
- Contact information for surveying company
- Sanitary invert elevation
- Storm invert elevation (if applicable)
- Municipal address
- Legal address
- Development name and phase
- Datum information
- Date of survey
- North arrow
- Legend
- Drawing Scale (either 1:200 or 1:250)

Lot Grading & Drainage

- Drainage pattern shown with arrows
- Proposed elevations:
 - d. at all corners of the parcel;
 - e. at beak points along the property lines; and
 - f. of grade at foundation
- Proposed slope percentages:
 - c. along property lines; and

- d. from proposed grade at foundation to the property line
- Existing elevations:
 - a. existing infrastructure including but not limited to sidewalk, top of curb, and concrete drainage swale (if applicable)
- Identify status of adjacent parcel (existing house, vacant parcel, under construction)
- Precise location of proposed building relative to property lines

Drainage Easements (if applicable)

- Drainage pattern shown with arrows
- Slope percentage
- Proposed elevations of the swale
- Detail of the swale
- Registered Plan Number
- Existing elevations of concrete drainage swales (if applicable)

Foundation

- Proposed elevations:
 - top of foundation wall;
 - bottom of footing;
 - top of footing; and
 - final grade at foundation

Grade Certificate Requirements

Basic Information

- Company name of the home builder
- Contact information for surveying company
- Lot Grading Permit number
- Municipal address
- Legal address
- Development name and phase
- Datum information

- North arrow
- Legend
- Date of survey

As Built Lot Grading & Drainage

- As built drainage pattern shown with arrows
- As built and proposed slope elevations:
 - a. at all corners of the parcel;
 - b. at break points along the property lines;
 - c. of grade at the foundation; and
 - d. at centerline of the drainage easement at property lines, if applicable
- As built slope percentages:
 - a. along property lines;
 - b. from grade at foundation to the property line; and
 - c. within the drainage easement, if applicable
- Existing elevations:
 - a. existing infrastructure including but not limited to sidewalk, top of curb and concrete drainage swales (if applicable)
- Identify status of adjacent parcel (existing house, vacant parcel, under construction)

Structures

- As-built house elevations:
 - top of footing; and
 - garage floor
- As-built elevations of features (concrete walkways, concrete driveways, etc.)

Drainage Easements (if applicable)

- As-built drainage pattern shown with arrows
- As-built slope percentage
- As-built elevations of the swale
- Registered Plan Number
- Existing elevations of concrete drainage swale (if applicable)

Certification

- Certification by an Alberta Land Surveyor, Registered Architect or Professional Engineer which must include both a signature and stamp.
- Notes to be included:
 - Subject to the acceptance of the local approving authority; and
 - grading will provide positive drainage for the parcel and is directed as per the approved design