



Canada's Tournament Capital

LOT GRADING PLAN SUBMISSION

A Subdivision Grading Plan sets out parameters for the preparation of a lot specific grading plan. It includes, but is not limited to: grade elevations, floor elevations, grade provisions, perimeter and roof leader discharge criteria, overland flood routes, swale construction, and other pertinent lot development criteria.

The regulation of lot grading ensures that surface water and shallow groundwater is managed to avoid negatively affecting adjacent properties. Further, it establishes the grading relationship between abutting properties for effective control and management of lot drainage. With established grading criteria and planning, lot development can occur independently without negatively affecting neighbouring properties.

Building permit applications require the submission of a Lot Grading Plan that contains sufficient information to ensure compliance with the Subdivision Grading Plan, associated geotechnical reports, City Bylaws, and good practice. A proper scaled Lot Grading Plan must include (if applicable) the following information:

1. Subdivision Grading Plan reference (Consulting Engineer, Drawing No., and version);
2. Lot boundaries with dimensions, civic address, and north arrow;
3. Driveway location, width, and grades;
4. Proposed building(s) location, by dimension, from property lines;
5. Property corner elevations;
6. Top of concrete and finished grade elevations at building corners;
7. Overland drainage arrows and grades (by %);
8. Proposed retaining wall locations, heights, and associated drainage;
9. Termination location of perimeter drains and rain water leaders (downspouts), including backflow provisions;
10. Location and design of proposed, or natural, swales and watercourses;
11. Location and design of drywells (rockpits) – if permitted;
12. Location and details of on-site catch basins, lawn drains, and cisterns;
13. Cut and fill areas showing pre- and post- development elevations;
14. Any temporary, or permanent, sediment and erosion control measures.

*** Where grading plans are prepared in accordance with a Subdivision Grading Plan, elevations must reference, and be shown to, an established geodetic elevation.*

During the course of construction, the City of Kamloops will require a Survey Certificate to confirm the location of the building and indicate the top of concrete elevation. The survey information will be used to ensure compliance with the submitted design and the Subdivision Grading Plan.

The following plan is an EXAMPLE of a typical lot grading plan. As each development proposal is different, the plan must be specific to the proposed work and coordinate with other submission documents.

