

Lot Grade and Site Service Checklist



Municipal Address: _____ Legal Description: _____

Contact(s) for reports (emails or fax): _____ Project Number: _____

Builder Name/Address _____

Builder representative _____ (name and position)

_____ (cell phone/ email)

Lot Grading Company _____ (name and position)

_____ (cell phone/ email)

GRADING CHECK-LIST

1. Type of Drainage Design

- 1.1) Type A rear to front (2-3% slope) _____ (A)
- 1.2) Type B rear to front (3-6% slope) _____ (B)
- 1.3) Type C rear to front (> 6% slope) _____ (C)
- 1.4) Type D standard split (1.5%) _____ (D)
- 1.5) Type W walk-out _____ (W)
- 1.6) Transition Lot (between walk-out and standard split) _____ (W/D)
- 1.7) Type A, B, C or D adjacent to a flanking lot where the rear
lot is graded to create a common swale on the rear P/L _____

2. Condition of Lot

- 2.1) Clay, silt, or mixed (native to the site) _____ (Y)
- 2.2) Ready for Final Grading – building/concrete completed, no debris _____ (Y)
- 2.3) Power service to rear detached garage installed and backfilled _____ (Y)

3. Foundation Grading 10% min. for 2 meters, or 15 cm drop to P/L

- 3.1) No rocks >20mm, no organic or imported granular material _____ (Y)
- 3.2) Positive drainage from building - LEFT _____ (Y)
- 3.3) Positive drainage from building - RIGHT _____ (Y)
- 3.4) Positive drainage from building - FRONT _____ (Y)
- 3.5) positive drainage from building - BACK _____ (Y)
- 3.6) Top of foundation wall - cm above rough grade –
 - 3.6)1. BACK _____ cm
 - 3.6)2. FRONT _____ cm

4. Window Wells - minimum 10 cm (final grade material and exposed window well lip)

- 4.1 Left front - cm above rough grade at the wall _____ cm
- 4.2 Left rear - cm above rough grade at the wall _____ cm
- 4.3 Right front - cm above rough grade at the wall _____ cm
- 4.4 Right rear - cm above rough grade at the wall _____ cm
- 4.5 Back left - cm above rough grade at the wall _____ cm
- 4.6 Back right - cm above rough grade at the wall _____ cm
- 4.7 Front left - cm above rough grade at the wall _____ cm
- 4.8 Front right - cm above rough grade at the wall _____ cm

5. Backfill Decks and Steps

- 4.1) Front - 10% slope _____(Y)
4.2) Back - 10% slope _____(Y)

6. Foundation Service (weeping tile drainage system)

- 6.1) Sump discharge pipe connected to **Foundation** service riser pipe _____(Y)
6.2) Roof drainage pipes (downspouts) discharge to grade _____(Y)

7. Storm Service (roof and weeping tile drainage systems)

- 7.1) Sump discharge pipe connected to **Storm** service riser pipe _____(Y)
7.2) Downspouts connected to **Storm** service riser pipes _____(Y)

8. Grade Design Tolerance

- 8.1) Rough as-built elevations within design tolerance (-7cm to -20 cm) _____(Y)
8.2) Final as-built elevations within design tolerance (+ or - 10 cm) _____(Y)

9. Drainage Swales (common and internal) **and Property Line Grading**

- 9.1) Left - swale minimum 1.5% slope _____(Y)
9.2) Right - swale minimum 1.5% slope _____(Y)
9.3) Rear internal swale - minimum 1.5% slope _____(Y or N/A)
9.4) Rear P/L - consistent slope from side-to-side _____(Y)
9.5) Side-lot access walkways located to provide 15 cm drain space _____(Y or N/A)
9.6) Front driveway located to provide 15 cm drain space _____(Y or N/A)
9.7) Side lot fences located to provide 15 cm drain space _____(Y)

10. Clay Cap at Rough Grade (maximum 1.0 meter)

- 10.1) Front sidewalk / curb _____(Y or N/A)
10.2) Rear lane _____(Y or N/A)

11. Garage Slab Design Elevation Tolerance (at or above design)

- 11.1) Front attached design _____ as-built _____ =/ + _____(m)
11.2) Rear detached design _____ as-built _____ =/ + _____(m)

12. Drainage Right-of-Way

- 12.1) Grass swale graded and sodded _____(Y)
12.2) Concrete swale clear of soil / debris _____(Y)

13. Restrictive Covenants

- 13.1) Irrigation systems prohibited _____(Y)
13.2) Decorative ponds prohibited _____(Y)
13.3) Grade changes prohibited _____(Y)
13.4) Lowest opening of building is at, or above, design elevation _____(Y)

14. Retaining Walls (for walk-out or transition lots are generally indicated on the plot plan)

- 14.1) Retaining wall - LEFT _____(Y)
14.2) Retaining wall - RIGHT _____(Y)
14.3) Calculated P/L elevation at back left corner of building _____(m)
14.4) Calculated P/L elevation at back right corner of building _____(m)