

REQUIREMENTS

1. HOUSE ELEVATION DENOTES ELEVATION OF GROUND AT FRONT OF HOUSE

1a. HOUSE ELEVATION FOR LOT WITH ONE WAY DRAINAGE TO BE MINIMUM .5m ABOVE THE HIGH FRONT LOT CORNER.

1b. HOUSE ELEVATION FOR LOTS WITH TWO WAY DRAINAGE TO BE MINIMUM .4m ABOVE HIGH FRONT LOT CORNER.

2. MINIMUM SIDE YARD SLOPE WITH ONE WAY DRAINAGE - 2%
2a. MINIMUM SIDE YARD SLOPE WITH TWO WAY DRAINAGE - 2%
2b. MINIMUM SLOPE WITH TWO WAY DRAINAGE AND ALONG REAR YARD - 2%

3. SWALE AREA TO BE MINIMUM .6m FROM REAR LOT LINE AND IDENTIFIED WITH SHADING AND ARROWS INDICATING DIRECTION OF FLOW.

4. WITH REAR YARD DRAINAGE BEEHIVE CATCH BASINS ARE REQUIRED AT A MAXIMUM INTERVAL OF 60m

5. TOP OF CATCH BASIN FRAME TO BE A MINIMUM OF 75mm BELOW GROUND LEVEL

6. SHOW BENCH MARK USED (CITY OF BURLINGTON) TO BE SUPPLIED BY THE CONSULTING ENGINEER

7. HEIGHT OF MOUND AROUND HOUSE MINIMUM .2m ABOVE ANY SWALE

8. MINIMUM DRIVEWAY WIDTH TO BE 3.0m AT ANY POINT

9. DOWNSPOUTS TO DISCHARGE ONTO GROUND VIA SPLASH PAD. LOCATION OF DOWNSPOUTS TO BE SHOWN THUS: 

10. WEEPING TILE DISCHARGE TO BE IN ACCORDANCE WITH THE CITY OF BURLINGTON STORM DRAINAGE CRITERIA MANUAL

11. DRIVEWAY TO CLEAR ABOVE GROUND UTILITIES SUCH AS HYDRANT, HYDRO TRANSFORMER, OR STREET LIGHT POLE BY 1.0m MINIMUM

12. SLOPES AND SLOPE HEIGHTS SHOULD BE AS FOLLOWS:

HEIGHT	SLOPE
0m-.6m	2:1
.6m-1.25m	3:1
ABOVE 1.25m	4:1

13. RETAINING WALLS WILL BE USED WHERE THE ABOVE NOTED SLOPES CANNOT BE OBTAINED. RETAINING WALLS 1.25m AND HIGHER WILL BE REVIEWED AND APPROVED BY AN ENGINEER AND BE TO THE SATISFACTION OF THE CITY OF BURLINGTON.

14. SEMI-DETACHED DWELLINGS TO EMPLOY TWO-WAY DRAINAGE WHEREVER POSSIBLE

15. HOUSE STYLES SUCH AS BACKSPLITS, WALK-OUTS, SIDESPLITS AND FRONTSPLITS ARE TO BE USED TO SUIT LOT GRADING

16. MAXIMUM DRIVEWAYS SLOPES - NORMAL 8%
- REVERSE 5%

17. REVERSE DRIVEWAYS TO BE PERMITTED ONLY WHEN IT IS PROVEN THAT A 100 YEAR DESIGN WILL NOT CAUSE THE DRIVEWAY TO FLOOD

18. REVERSE DRIVEWAYS WILL NOT BE PERMITTED ON LOTS WITH A ONE-WAY DRAINAGE PATTERN

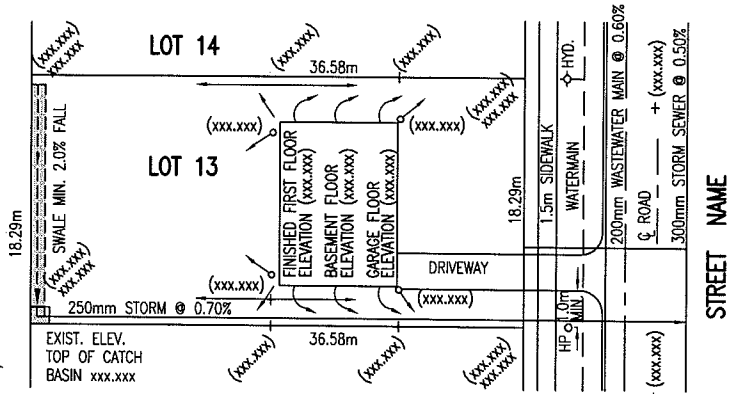
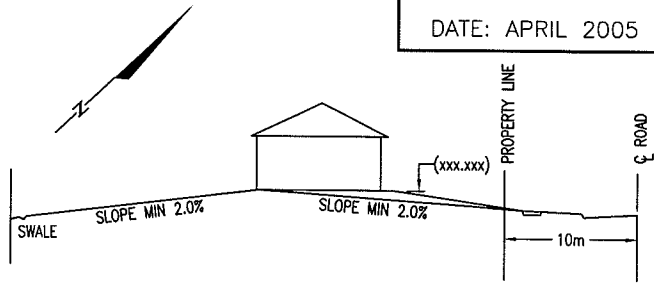
19. GRADING PLANS TO SHOW PROPOSED ABOVE GROUND UTILITIES, CENTRELINE ROAD ELEVATIONS AT 20m INTERVALS, CENTRELINE % SLOPE AND LOCATION OF CHANGE IN SLOPE.

LEGEND

(xxx.xxx) DENOTES PROPOSED ELEVATION
xxx.xxx DENOTES EXISTING ELEVATION

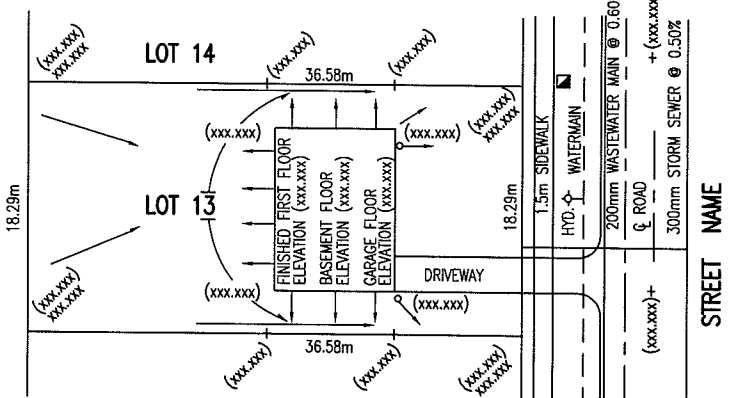
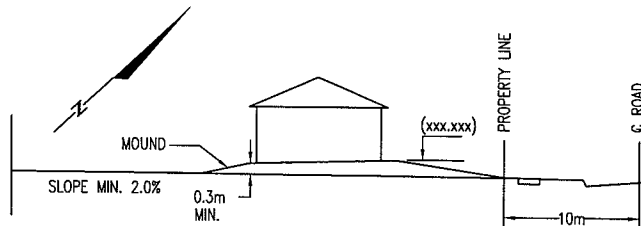
DATE: APRIL 2005

REV 1



LOT 12 REG. PLAN 1062

TWO-WAY DRAINAGE



LOT 12 REG. PLAN 1062

ONE-WAY DRAINAGE

APPROVED

J. Eidebraun
DIRECTOR OF ENGINEERING

DATE:

May 6/05

CITY OF BURLINGTON
ENGINEERING DEPARTMENT

LOT GRADING STANDARD
FOR SUBDIVISION LOTS

METRIC
SCALE: N.T.S.

DWG. NO.

S-119