

SWMP Site Plan and Lot Grading Checklist

Residential and Large Farm Buildings

Township of Langley | Permits and Inspections

External Checklist

Storm Water Management Plans are required for the following:

- Single family dwelling on rural property
- Single family dwelling in a suburban residential (SR) zone
- Single family dwelling construction on an infill lot
- Farm buildings (barn, greenhouse, mushroom barn etc.) 10,000 square feet or larger

A General Requirements

Two sets of plans (1 full-size drawing and one reduced on 11 x 17 paper) are required and must contain the following:

- standard Township of Langley drawing sheets (A1 size, 22" x 34"), including Township title bar
- benchmark information in title bar
- Township of Langley project number in title bar (if applicable)
- owner/engineer's address, phone number and email in title bar
- dimension all lot lines
- north arrow
- road names
- civic address in title block
- site location plan (1:5,000 or 2,500), top right
- storm water management legend
- lot area, building, and driveway area(s)
- existing and proposed building footprint, driveway, parking, storage, and other impermeable surfaces

B Storm Water Management / Lot Grading

- show adjacent properties surface flow direction
- if on-site detention is required, the engineer must include design calculations showing the pre- and post-development peak flows and the detention volumes required to store the difference
- show 1.0 m contours or spot elevations on-site and +/- 10 m off-site
- show existing and proposed elevations at all lot corners
- note minimum building elevation (0.35 m above 100-year hydraulic grade line (HGL) elevation)
- cross section may be required if fill is brought on as part of the building permit application
- percolation rates when applicable, for "rock pit" exfiltration designs, 25 mm in ___ minutes
- storm water control manhole to meet TLD 01 drawing standard, in the Subdivision and Development Servicing Bylaw, if applicable

It is the sole responsibility of the owner/agent to review all the project and provide all applicable information on the storm water management plans. Additional information may be requested during the plan review process.

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