

First Engineering Detailed Design Submission Requirements for Subdivisions

The following are to be included in the initial submission:

- Development Application Approval Processing (DAAP) fee (as per City of Kawartha Lakes By-Law 2007-132)
- One (1) copy of the Approved Draft Plan and Draft Plan Conditions
- Two (2) copies of the proposed draft 57M-Plan and 57R-Plans, confirming the legal survey and showing all lot and block numbering, dimensioning, and conformance to the engineering design drawings
- A declaration from the Licensed Professional Engineer, indicating that the engineer has been retained to design and supervise the construction of the Public Services in the Subdivision, according to the terms of the proposed Subdivision agreement
- A cover letter signed by the Licensed Professional Engineer, confirming that the submission is in compliance with the Draft Plan Conditions
- A cost estimate, as per the City's Cost Estimate Template, supporting the engineering design and all infrastructure proposed and the DAAP fee estimation
- Construction Management Plan as per the City's guidelines
- Confirmation of the circulation of the submission by the Owner to all applicable approving agencies. **The City does not circulate the submission on behalf of the Owner to any party for whom there is a draft plan condition to be cleared (i.e., Conservation Authorities, Utilities, Provincial Agencies, and so forth).**

Two (2) complete sets of stamped and dated Engineering Design Drawings, including the following are to be submitted:

- Cover Page
- General Notes
- General Plan of Services
- Plan and Profile Drawings for each proposed Street
- Lot Grading Plans based on a legal and topographical survey by an Ontario Land Surveyor, and including individual Lot Layouts for each type or size of Lot proposed
- Sediment and Erosion Control Plans with maintenance and monitoring schedule noted
- Storm Drainage Plans
- Sanitary Drainage Plans
- External Storm Drainage Plans
- Plans of Stormwater Management Facilities
- Preliminary Composite Utility Plans

- Photometric Plans
- Preliminary Streetscape Plans
- Preliminary Landscape Plans
- Park Block Grading Plans
- Detail drawings (including all relevant and specific Ontario Provincial Standard Drawings and City of Kawartha Lakes standards)
- Any additional site specific drawings pertinent to the engineering design

The following reports are required to be submitted to support the engineering design:

- Hydrogeological Report – confirming depth to bedrock, depth to groundwater, and soil types, including infiltration rates, in support of the stormwater management engineering design incorporating Low Impact Development design
- Geotechnical Report – confirming the conditions for built form (i.e. the proposed buildings, roads, entrances, etc.)
- Detailed Municipal Servicing Report – confirming design for all services, water, sanitary, storm, and roads
- Detailed Stormwater Management Report – confirming compliance with all municipal and provincial guidelines and regulations
- Detailed Operation, Monitoring, and Maintenance Plan for the proposed stormwater management and Low Impact Development design
- Traffic Design Brief – confirming the road design, sight triangles, signage, layout, and pavement markings
- Storm Sewer Design Sheets
- Sanitary Sewer Design Sheets
- Sediment and Erosion Control Plan with maintenance and monitoring schedule

The entire submission must be accompanied by an electronic copy on an approved media (USB drive) for review and record requirements.