January 1st, 2026

Bulletin: Stormwater Trap Low Record (As-Built) Drawings Requirements

As discussed during the December 11th, 2025, Cochrane Developers Liaison Group meeting, the Town of Cochrane will be implementing the following changes effective January 1st, 2026:

As per section 11.6.2 of the City of Calgary Stormwater Management and Design Manual, and as part of FAC acceptance of Paved Road infrastructure, all record drawing submissions must include the following:

- As-built elevations of the critical spill locations for trap lows. The allowable tolerance is +/- 50mm.
- The actual as-built capacity of trap lows (corresponding to the spillover conditions). The allowable tolerance should not be more than 5% below the design capacity.

For more information, please see Appendix A.

For any questions, please contact CivilLandDevelopment@cochrane.ca.

Sincerely,

2026.02.09
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Adam Sullo

Director, Engineering Services

APPENDIX A

City of Calgary Stormwater Management and Design Manual

11.6 Record (As-Built) Drawings

11.6.1 Purpose

As part of the CCC and FAC process, Record Drawings (also commonly known as As-built Drawings) are required for subdivisions, stormwater ponds, BMPs, and Special Projects and Contracts. All record drawings should be forwarded to Water Resources for review and approval.

11.6.2 Underground Utilities and Lift Stations, Surface Drainage Facilities, and Surface Improvements

Contact Infrastructure & Information Services, Utility Records for record drawing requirements. To control grading for stormwater management, the following additional as-builts are required:

- As-built elevations of the critical spill locations for trap lows during construction. Locations that are not within tolerance must be corrected before the contractor leaves the site. The allowable tolerance is +/- 50 mm.
- The actual as-built capacity of the trap low (corresponding to spillover conditions) shall not be more than 5% below the design capacity (corresponding to spillover conditions) unless the trap low still has spare capacity. In that case, the actual as-built capacity (corresponding to spillover conditions) shall be greater than the design 1:100 year trap low volume. If the actual as-built capacity is less than 95% of the design capacity (corresponding to spillover conditions) and the trap low now spills or spills more, impacts on adjacent and/or downstream development must be quantified and mitigated or the grading of the trap low remedied.
- Minimum building opening elevations (MGs) might need to be adjusted to ensure that an appropriate minimum level of freeboard remains effective at all times.
- Where the spill elevations of several trap lows in an area are similar, a tighter tolerance will be required to ensure overland flows spill in the required direction.