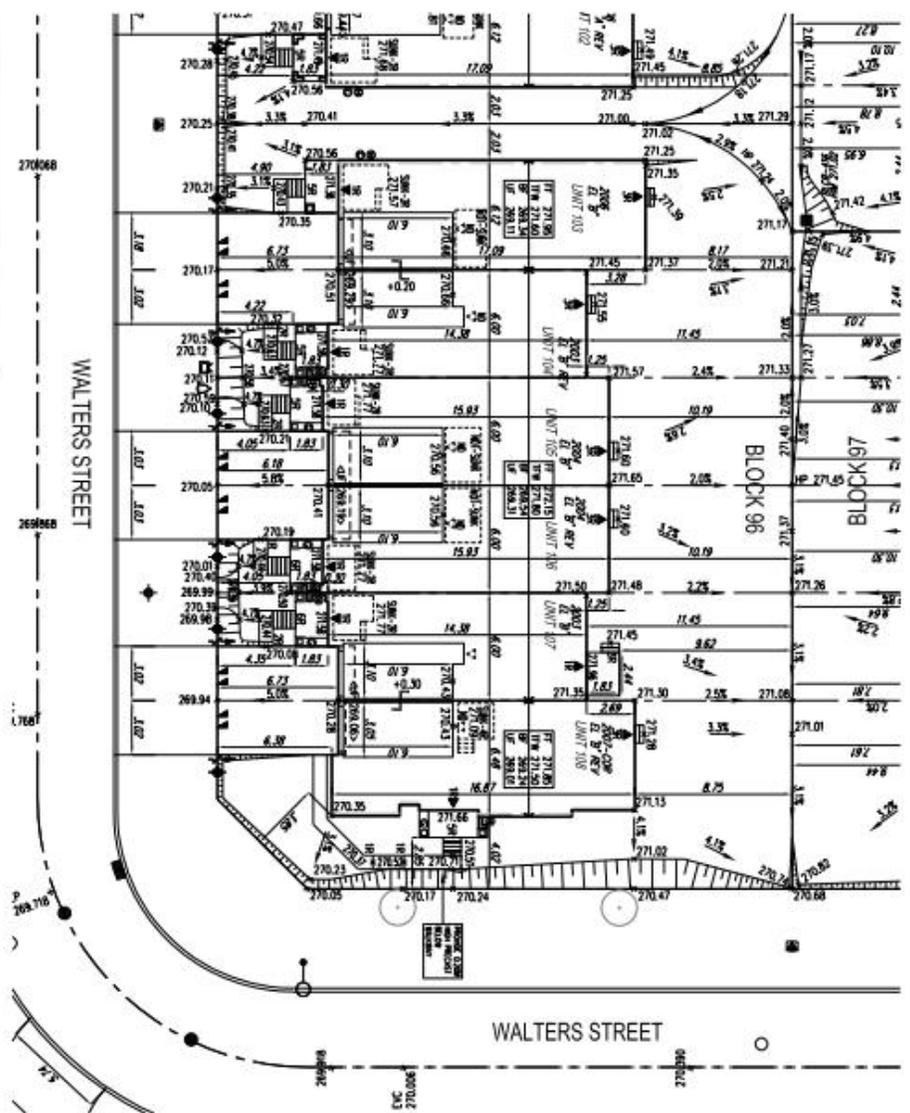
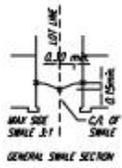






**CITY OF KAWARTHA LAKES GENERAL NOTES**

1. DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF DRAINAGE OR DRAIN TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT EROSION OF SOIL AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT INCLUDING ADJACENT RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SOIL AND SEDIMENT LOOSE SURFACE WATER DOES NOT ENTER ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREA. EROSION CONTROLLED OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/ENGINEER SHALL COMPLY WITH ALL BEST PRACTICES (AS OF ANY OF THE ENVIRONMENTAL AGENCIES).
3. STORM DRAINAGE MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. EROSION CONTROL OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
4. ALL CONDUITS TO AND FROM DRAINAGE DEDICATED POINTS SHALL BE GRADED ON TO A SPLASH PAD OR APPROVED EQUIVALENT AND LOCATIONS TO BE DRAWN AS NOTED IN PLAN.
5. SUMP PUMP EXCHANGE POINTS MUST BE INSTALLED WITHIN PRIVATE PROPERTY.
6. THE ENGINEER/OWNER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICE LOCATIONS PRIOR TO ANY WORKS.
7. ALL EXPOSED AREAS ARE TO BE COVERED OR PROTECTED WITH A MINIMUM OF 100MM OF TOPSOIL OR APPROVED EQUIVALENT. THE ENGINEER/OWNER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
8. NO ELEVATIONS SHALL BE LESS THAN THE FINISHED FINAL GRADE AND TOP OF FOOTING OR WALL.
9. A COPY OF THE REVIEWED BY ENGINEERING LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
10. THE SUBMISSION OF THIS PLAN REPRESENTS THAT OWNER HEREBY ACKNOWLEDGES THAT ANY GRADING CHANGES THAT OCCUR THROUGH THE CONSTRUCTION THAT RESULT IN ADVERSE EFFECT TO ADJACENT PROPERTY WILL BE THE RESULT OF AN AS-CONSTRUCTED SITE GRADING PLAN WILL BE REQUIRED.



ZONE DESIGNATION	BUILDING HEIGHT	LOT COVERAGE		
		LOT	UNIT	55% MAX
STANDARD/PROVISION	10.5m MAX			
BLOCK 96	8.90m	103	2006B	42.2%
		104	2003	44.5%
		105	2004	46.9%
		106	2004	46.9%
		107	2003	44.5%
		108	2006B	34.0%

- GENERAL NOTES:**
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF RAIL DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
  2. BUILDER TO VERIFY CLEAR OF STRA AND GAV. LATERALS IN RELATION TO EXISTENT USE OF FOOTING. BUILDER TO VERIFY COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EDUCATION.
  3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CO-OPERATION WITH THE STRIP AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
  4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING DRAINAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TPA ON STRIPS AND GRADING PLAN. THE BOTTOM OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR LARGER REBAR AS REQUIRED.

**CONSULTANTS DECLARATION:**

THIS PROPOSAL CONFORMS WITH THE MUNICIPALITY'S GRADING CRITERIA AND APPROVED SUBDIVISION MASTER LOT GRADING PLAN AND THE PROPOSED HOUSE TYPE IS COMPATIBLE WITH THE GRADING. THE PROPOSED DRIVEWAY LOCATION DOES NOT CONFLICT WITH ADJACENT DRIVEWAYS, WALKWAYS, CATCHBASIN, HYDRANT, VALVE OR ANY STREET UTILITY.

DATE: June 20, 2023 REVIEWED BY: [Signature]

THIS LOT HAS ENGINEERED FILL, SAN & STM INVERTS REFER TO ENGINEERED FILL REPORT FOR CONSTRUCTION REQUIREMENTS. UNDERSIDE OF FOOTING MAY BE LOWER THAN ELEVATION NOTED DUE TO EXISTING CONDITIONS. EXACT DEPTH OF FOOTING TO BE DETERMINED ON SITE DURING EXCAVATION FOR FOOTING.

**SITING AND GRADING PLAN**  
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE PRE-REQUIREMENTS SET OUT IN THE ZONING BY-LAW CODE TO BE A ZONING QUALIFICATION REQUIREMENT.  
 J. Lindsay  
 HUNT DESIGN ASSOCIATES INC. 18996



**KINGSMEN GROUP - 219073**  
**LINDSAY, ONTARIO**  
 Design: JRMAS Checked By: JRMAS  
 8866 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5130 F 905.737.7336



ISSUED FOR FINAL APPROVAL	JR	2023.06.20
ISSUED FOR PRELIMINARY APPROVAL	JR	2023.04.13

**BLOCK 96**





