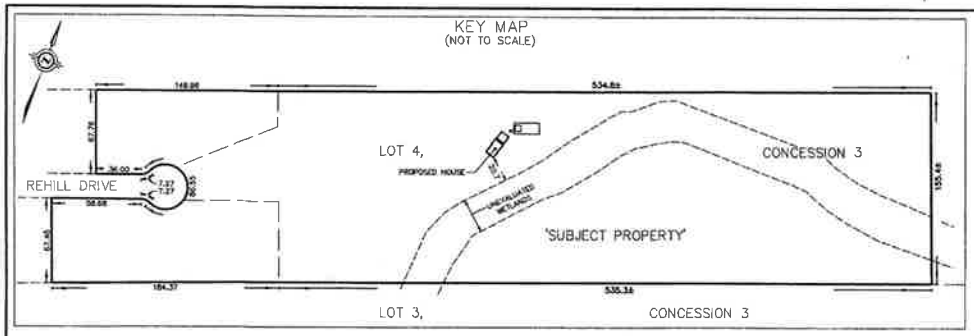
FOR CONSTRUCTION PURPOSES ONLY



CIVIC ADDRESS: REHILL DRIVE
OWNER: JOHN DURR
BUILDER:
BUILDING PERMIT No. 2016 4727
ROLL No. 1651 026 010 04306
Zoning OK MP

KAWARTHA LAKES
-01- 20 2017
ENGINEERING

REVIEWED BY Engineering

RECEIVED
JAN 18 2017
City of Kawartha Lakes
Building Division

SITE GRADING PLAN OF
PART OF LOT 4
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF VERULAM
CITY OF KAWARTHA LAKES

SCALE 1 : 750

COE, FISHER, CAMERON
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:

- ● – FOUND SURVEY MONUMENT
- SIB – STANDARD IRON BAR
- IB – IRON BAR
- CC – CUT CROSS
- 250.50 PROPOSED ELEVATION
- 250.50 ORIGINAL GROUND
- SLOPE
- SWALE
- F.F.E. – FIRST FLOOR ELEVATION
- T.B.W. – TOP OF BASEMENT WALL
- T.B.S. – TOP OF BASEMENT SLAB
- T.G.S. – TOP OF GARAGE SLAB
- T.C.W. – TOP OF GARAGE WALL
- U.F. – UNDERSIDE OF FOOTING
- HP – HIGH POINT
- ☆ – WOOD STAKES

GENERAL NOTES:

1. DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES OR DRAIN TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREA, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
3. INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBOURING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
4. ALL DOWNSPOUTS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ONTO A SPLASH PAD OR APPROVED EQUIVALENT.
5. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
6. ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDED OVER A MINIMUM OF 150MM OF TOPSOIL OR APPROVED EQUIVALENT.
7. THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
8. A COPY OF THE 'REVIEWED BY ENGINEERING' LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
9. BUILDER TO ENSURE MINIMUM OVERBURDEN FOR FROST PROTECTION ON FOOTINGS.
10. SWALES WITH LESS THAN 2% SLOPE HAVE POTENTIAL FOR PONDING WATER.

ZONING	A1
LOT AREA	8.66 Ha.
BUILDING AREA	99.5 SQ. m.

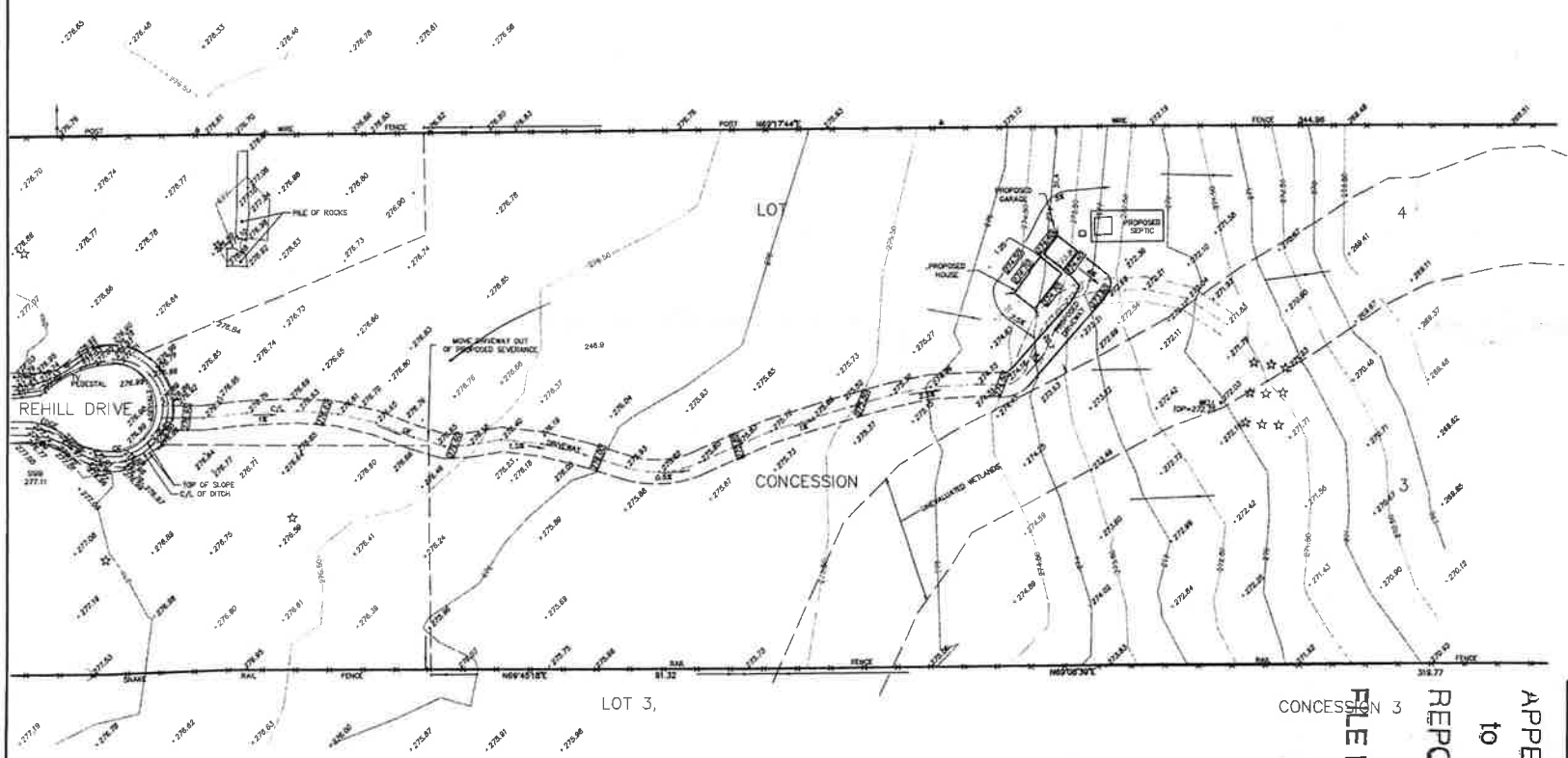
F.F.E.	278.22
T.B.W.	274.90
T.B.S.	273.58
T.G.S.	274.40
U.F.	273.33

No.	DATE	DESCRIPTION
		REVISIONS
		SHEET 1

ELEVATIONS:
ELEVATIONS SHOWN HEREON ARE GEODETIC DERIVED BY GPS OBSERVATIONS AND ARE REFERRED TO A T.B.M. TOP OF A SSIB HAVING AN ELEVATION OF 277.11m (CGVD–1928:1978).

Jan. 17/17
DATED:

Jack Keat
JOHN C.G. KEAT
ONTARIO LAND SURVEYOR



COE FISHER CAMERON
LAND SURVEYORS
SURVEYING MAPPING GPS
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DRAWN BY:	CHECKED BY:	REFERENCE NO.:
M.C.L.	J.C.G.K.	16-17-297-01

FILE: G:\16-17-297\01\Drawing\16-17-297-01.dgn
DATED: 1/16/2017
PLOTTED: 1/16/17

APPENDIX "C" to REPORT PLAN2017-051 FILE NO. D06-17-031