APPENDIX: C
to
REPORT: PLAN2019-008
FILE NO: D06-2018-032

FOR CONSTRUCTION PURPOSES ONLY

CIVIC ADDRESS: FLEETWOOD ROAD
OWNERS: JOHN & PEGGY GRAHAM
BUILDER:
BUILDING PERMIT No.
ROLL No.

SITE GRADING PLAN OF
PART OF LOT 10 CONCESSION 11
GEOGRAPHIC TOWNSHIP OF MANVERS
CITY OF KAWARTHA LAKES

SCALE 1 : 250

5 0 5 10 15 metres

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:

- SIB – FOUND SURVEY MONUMENT
- SIB – STANDARD IRON BAR
- IB – IRON BAR
- CC – CUT CROSS
- 250.50 PROPOSED ELEVATION
- 248.30 ORIGINAL GROUND
- SLOPE
- SWALE
- SET SURVEY MONUMENT
- 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.G.W. – TOP OF GARAGE WALL
- U.F. – UNDERSIDE OF FOOTING
- HP – HIGH POINT
- DS – DOWNSPOUT
- FOUND WOOD STAKE

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. SUMP PUMP DISCHARGE POINTS MUST BE WHOLLY WITHIN PRIVATE PROPERTY.
6. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
7. ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDED OVER A MINIMUM OF 150MM OF TOPSOIL OR APPROVED EQUIVALENT.
8. THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
9. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN FINAL GRADE AND TOP OF FOUNDATION WALL.
10. A COPY OF THE 'REVIEWED BY ENGINEERING' LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
11. THE SUBMISSION OF THIS PLAN REPRESENTS THAT OWNER HEREBY ACKNOWLEDGES THAT ANY GRADING CHANGES THAT OCCUR THROUGH THE CONSTRUCTION THAT RESULT IN ADVERSE EFFECTS TO EXISTING ADJACENT PROPERTIES WILL RESULT IN AN AS-CONSTRUCTED SITE GRADING PLAN WILL BE REQUIRED.
12. BUILDER TO ENSURE MINIMUM OVERBURDEN FOR FROST PROTECTION ON FOOTINGS.
13. SWALES WITH LESS THAN 2% SLOPE HAVE POTENTIAL FOR PONDING WATER.
14. FOUNDATION TO BE STEPPED FROM REAR WALKOUT AROUND SIDES OF HOME. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN GROUND AND T.B.W.

ZONING	RR1-S16/01-S4
LOT AREA	29.2 ha
BUILDING AREA	224.03 SQ. m.

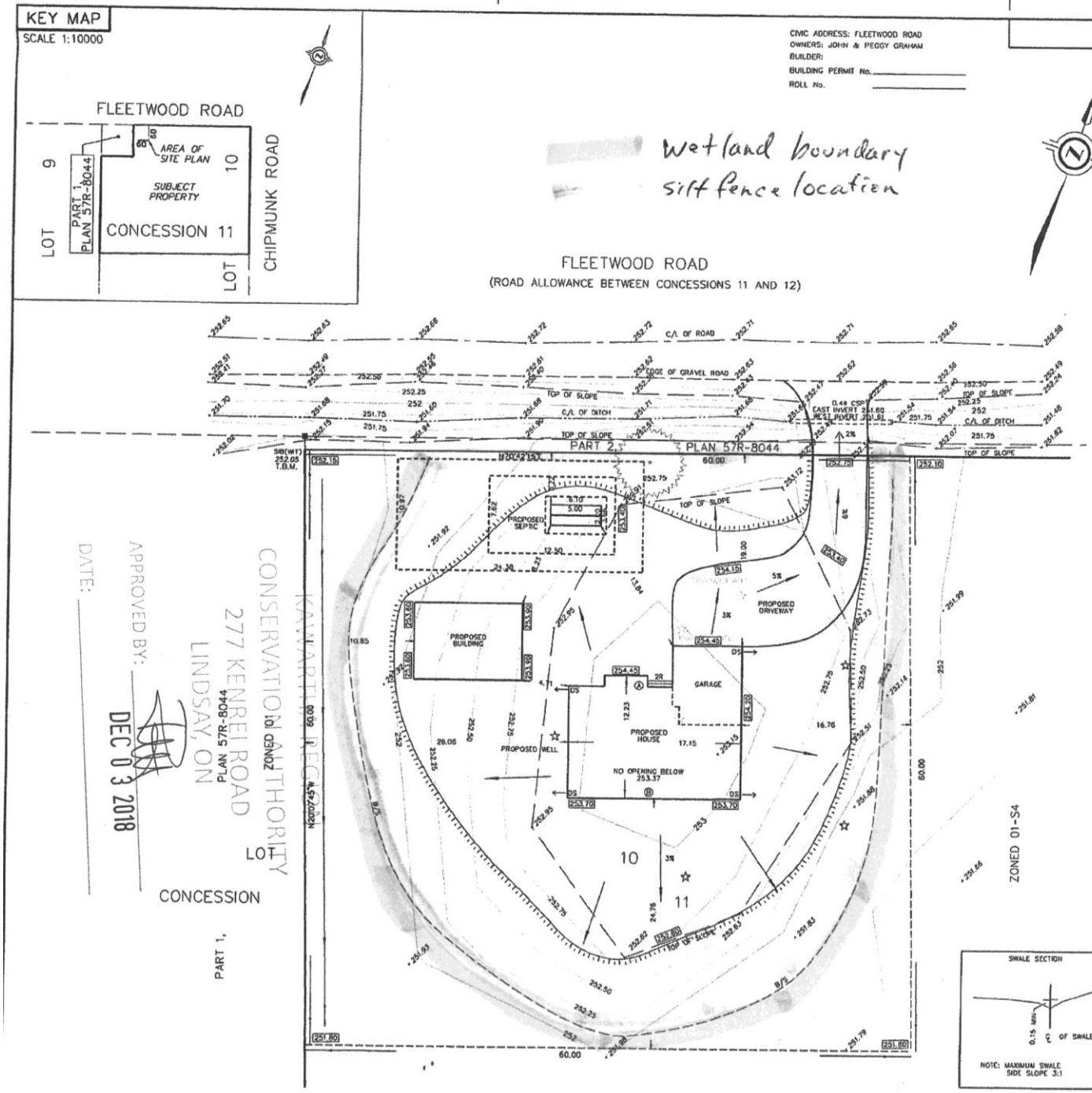
	F.F.E.	255.15
A	T.B.W.	254.85
B	T.B.W.	253.90
	T.B.S.	252.48
	T.G.S.	254.45
	U.F.	252.23

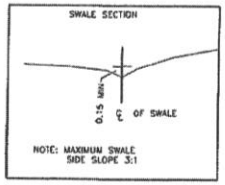
No.	DATE	DESCRIPTION
		REVISIONS
		SHEET 1

ELEVATIONS:

ELEVATIONS SHOWN HEREON ARE GEODETIC DERIVED BY GPS OBSERVATIONS AND ARE REFERRED TO THE TOP OF AN SIB NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY HAVING AN ELEVATION OF 252.05m (CGVD-1929:1978)

DATED:





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FILE: G:\17-17-328\01\Drawing\17-17-328-01.dgn