

to

FOR CONST

SITE PLAN
ON LOT 13 PLAN
CITY OF KAW
SCALE 1 : 200

REPORT PLAN2019-050

FILE NO: D06-2019-019

DISTANCES SHOWN ON
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND.

- 250.00 - DENOTES EXISTING ELEVATIONS.
- (250.00) - DENOTES PROPOSED ELEVATIONS.
- - - - - DIRECTION OF SURFACE FLOWS.
- - - - - DIRECTION OF SWALES.
- TR - DENOTES TREE.
- O - DENOTES ROOF LEADER LOCATION (OVERLAND FLOW).
- SW - DENOTES SWALE INVERT.
- FFL - DENOTES FINISHED FLOOR LEVEL.
- TOP - DENOTES TOP OF FOUNDATION WALL.
- BSMT - DENOTES FINISHED BASEMENT FLOOR LEVEL.
- USF - DENOTES UNDERSIDE OF FOOTING.
- BP - DENOTES BELL PEDESTAL.
- FH - DENOTES FIRE HYDRANT.
- VB - DENOTES VALVE BOX.
- WSO - DENOTES WATER STOP.
- WM - DENOTES WATERMAIN.
- SAN - DENOTES SANITARY.
- STM - DENOTES STORM.
- LP - DENOTES STREET LIGHT.
- CATV - DENOTES CABLE TV PEDESTAL.
- CICO - DENOTES CAST IRON CLEAN-OUT.
- HP - DENOTES HIGH POINT.
- * - DENOTES ENGINEERED FILL.
- G - DENOTES GAS SERVICE.
- H - DENOTES HYDRO SERVICE.
- TS - DENOTES STREET SIGN.
- UBP - DENOTES UNDERGROUND BELL PEDESTAL.
- SPO - DENOTES SUMP PUMP OUTLET TO GRADE.
- WS - DENOTES WATER SERVICE.
- - - - - DENOTES 1.2m HIGH CHAIN LINK FENCE AS PER STD CKL 609.
- EX - DENOTES EXISTING.
- SPS - DENOTES SUMP PUMP OUTLET TO STORM SEWER (GOOSENECK TO BE HUNG TO JOIST).
- GFE - DENOTES GARAGE FLOOR ELEVATION.

NOTES.

1. EXISTING ZONING: R1-517
2. LOT AREA = 570 SQ.M.
3. BUILDING AREA = 227.2 SQ.M.
4. LOT COVERAGE = 39.8% (40% MAXIMUM)
5. CKL BENCHMARK #36 BEING THE TOP OF A FIRE HYDRANT ON ANGELINE STREET - ELEVATION OF 271.21m.
6. SIDE YARD SWALES SHALL BE A MINIMUM OF 0.15m DEEP, WITH MAXIMUM 3:1 SIDE SLOPES.
7. SIDE YARD SWALES SHALL BE CONSTRUCTED CONTINUOUSLY ON THE PROPERTY LIMIT, UNLESS NOTED OTHERWISE.
8. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT OWN EXPENSE.
9. BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.
10. A CAST IRON CLEAN OUT SHALL BE INSTALLED AT PROPERTY LINE. IT SHALL ALSO BE FITTED WITH A MANUFACTURED WATERTIGHT PLUG.
11. THE MAXIMUM SLOPE BETWEEN ALL TERRACES AND EMBANKMENTS SHALL BE 3:1.
12. THE SANITARY SEWER CLEAN-OUT WILL BE CAPPED WITH A CAST IRON LID.
13. THE WATER STOP SHALL BE BROUGHT TO FINAL GRADE AND BE LOCATED ON PROPERTY LINE.
14. FOR INSPECTION PURPOSES, WORKS AND ENGINEERING SHALL BE CONTACTED IN ADVANCE OF POURING CONCRETE SIDEWALK.
15. DRIVEWAY SHALL NOT BE USED AS AN OUTLET FOR ANY SIDEYARD SWALE.
16. BUILDER TO ENSURE 1.2m COVER ON ALL FOOTINGS.
17. FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL.
18. 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.
19. FOR LOTS WITH RLCB, BUILDER MUST VERIFY PRIOR TO POURING FOOTINGS, THE AS-BUILT INVERT ELEVATION OF STORM LEADS ALIGNED ADJACENT TO THE HOUSE, WHERE REAR LOT CATCHBASINS ARE PROVIDED. HOUSE FOOTINGS ADJACENT TO THE RLCB LEAD MUST BE FOUNDED ON UNDISTURBED SOIL, AS PER THE BUILDINGS GEOTECHNICAL CONSULTANT'S RECOMMENDATION.
20. 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.

GENERAL NOTES.

1. DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALE 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 LAID ON SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREA, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OVERSEER/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 NEIGHBORING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
4. ALL CONCRETE AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ON TO A SPLASH PAD OR APPROVED EQUIVALENT.
5. SUMP PUMP DISCHARGE POINTS MUST BE WHOLLY WITHIN PRIVATE PROPERTY. THE OVERSEER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
6. ALL DISTURBED AREAS ARE TO BE SOILED OR SEEDED OVER A MINIMUM OF 150mm OF TOPSOIL OR APPROVED EQUIVALENT.
7. THE OVERSEER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
8. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN FINAL GRADE AND TOP OF FOUNDATION 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.

PLAN
BLOCK

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