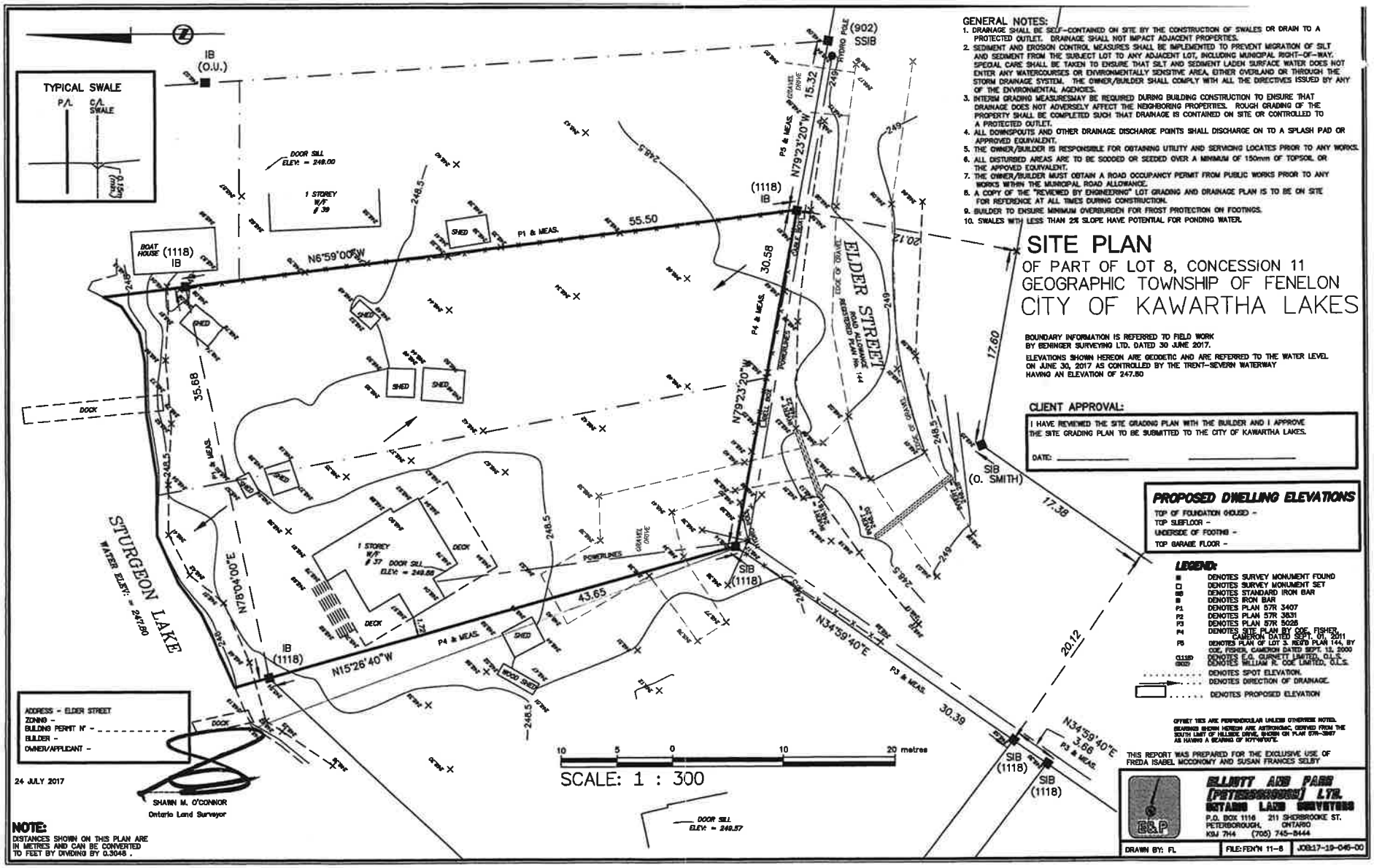

GENERAL NOTES:

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 THE DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
3. INTERIM GRADING MEASURESMAY 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 DOWNSPOUTS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ON TO 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 THE APPOVED 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.

SITE PLAN

OF PART OF LOT 8, CONCESSION 11
GEOGRAPHIC TOWNSHIP OF FENELON
CITY OF KAWARTHA LAKES

BOUNDARY INFORMATION IS REFERRED TO FIELD WORK BY BENINGER SURVEYING LTD. DATED 30 JUNE 2017.

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE WATER LEVEL ON JUNE 30, 2017 AS CONTROLLED BY THE TRENT-SEVERN WATERWAY HAVING AN ELEVATION OF 247.80

CLIENT APPROVAL:

I HAVE REVIEWED THE SITE GRADING PLAN WITH THE BUILDER AND I APPROVE THE SITE GRADING PLAN TO BE SUBMITTED TO THE CITY OF KAWARTHA LAKES.

DATE: _____ _____

PROPOSED DWELLING ELEVATIONS

TOP OF FOUNDATION (HOUSE) -
TOP SUBFLOOR -
UNDERSIDE OF FOOTING -
TOP GARAGE FLOOR -

LEGEND:

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- DENOTES STANDARD IRON BAR
- DENOTES IRON BAR
- P1 DENOTES PLAN 57R 3407
- P2 DENOTES PLAN 57R 3831
- P3 DENOTES PLAN 57R 5025
- P4 DENOTES SITE PLAN BY COE, FISHER, CAMERON DATED SEPT. 01, 2011
- P5 DENOTES PLAN OF LOT 3, REG'D PLAN 144, BY COE, FISHER, CAMERON DATED SEPT. 13, 2000
- C11SD / SK25 DENOTES E.G. GURNETT LIMITED, O.L.S. / DENOTES WILLIAM R. COE LIMITED, O.L.S.
- DENOTES SPOT ELEVATION.
- DENOTES DIRECTION OF DRAINAGE.
- DENOTES PROPOSED ELEVATION

OFFSET TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED. BEARINGS SHOWN HEREON ARE ASTRONOMIC, DERIVED FROM THE SOUTH LIMIT OF HILLSIDE DRIVE, SHOWN ON PLAN 57R-3807 AS HAVING A BEARING OF N79°18'00"E.

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF FREDA ISABEL MCCONOMY AND SUSAN FRANCES SELBY

ADDRESS - ELDER STREET
ZONING -
BUILDING PERMIT N° - - - - - - - - - - -
BUILDER -
OWNER/APPLICANT -

24 JULY 2017

SHAWN M. O'CONNOR
Ontario Land Surveyor

NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048 .

ELLIOTT AND PAGE (PETERBOROUGH) LTD.
ONTARIO LAND SURVEYORS
P.O. BOX 1116 211 SHERBROOKE ST.
PETERBOROUGH, ONTARIO
K9J 7H4 (705) 745-8444

DRAWN BY: FL | FILE: FEN'N 11-8 | JOB: 17-19-046-00

APPENDIX " B. "
to
REPORT PLAN2017-068
FILE NO. D30-17-009