



- GENERAL NOTES**
1. GENERALLY, DRIVEWAY TO BE LOCATED TO MAXIMIZE SHEET FLOW DRAINAGE FROM HOUSE, DRIVEWAY, ETC.
 2. GENERALLY, DRIVEWAYS TO BE GRADED WITH 2.0% MIN. CROSS FALL.
 3. WHERE DITCHING IS REQUIRED, 9.0M MINIMUM 450MM LO-HED EQUIV. CSP'S ARE TO BE INSTALLED UNDER PROPOSED DRIVEWAYS.
 4. GENERALLY, HOUSE TO BE CONSTRUCTED UPON A 300MM, (MIN. VERTICAL) APRON WITH THE TOE OF THE APRON MEETING EXISTING GRADE OF LOT.
 5. GRADING OF THE APRON (I.E. WITHIN 2-4 M OF THE BUILDING) SHOULD BE MAINTAINED AT STANDARD GRADE OF BETWEEN 2% AND 5%. (MIN.)
 6. AREAS DISTURBED BY LOT GRADING SHALL BE LIMITED TO THOSE AREAS NECESSARY TO CONSTRUCT HOME, DRIVEWAY & SEPTIC BED.
 7. DOWNSPOUTS TO BE CONSTRUCTED TO SPLASH BLOCKS.
 8. MAINTAIN MINIMUM 1.22M COVER FOR FOOTINGS.
 9. STEP FOOTINGS WHERE REQUIRED.
 10. DRIVEWAYS TO DRAIN TO STREET.

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

PLAN NOTES

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK. DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048.

PROPERTY DIMENSIONS SHOWN HEREON ARE IN ACCORDANCE WITH IBW SURVEYORS RECORDS. (PROJECT NUMBER 39294)

REVISIONS

rev.	Date	COMMENTS
1	2023/FEB/14	
2	2023/JULY/05	REVISED AS PER SWM REPORT
3	2023/OCT/20	RELOCATE THE EX. SHED

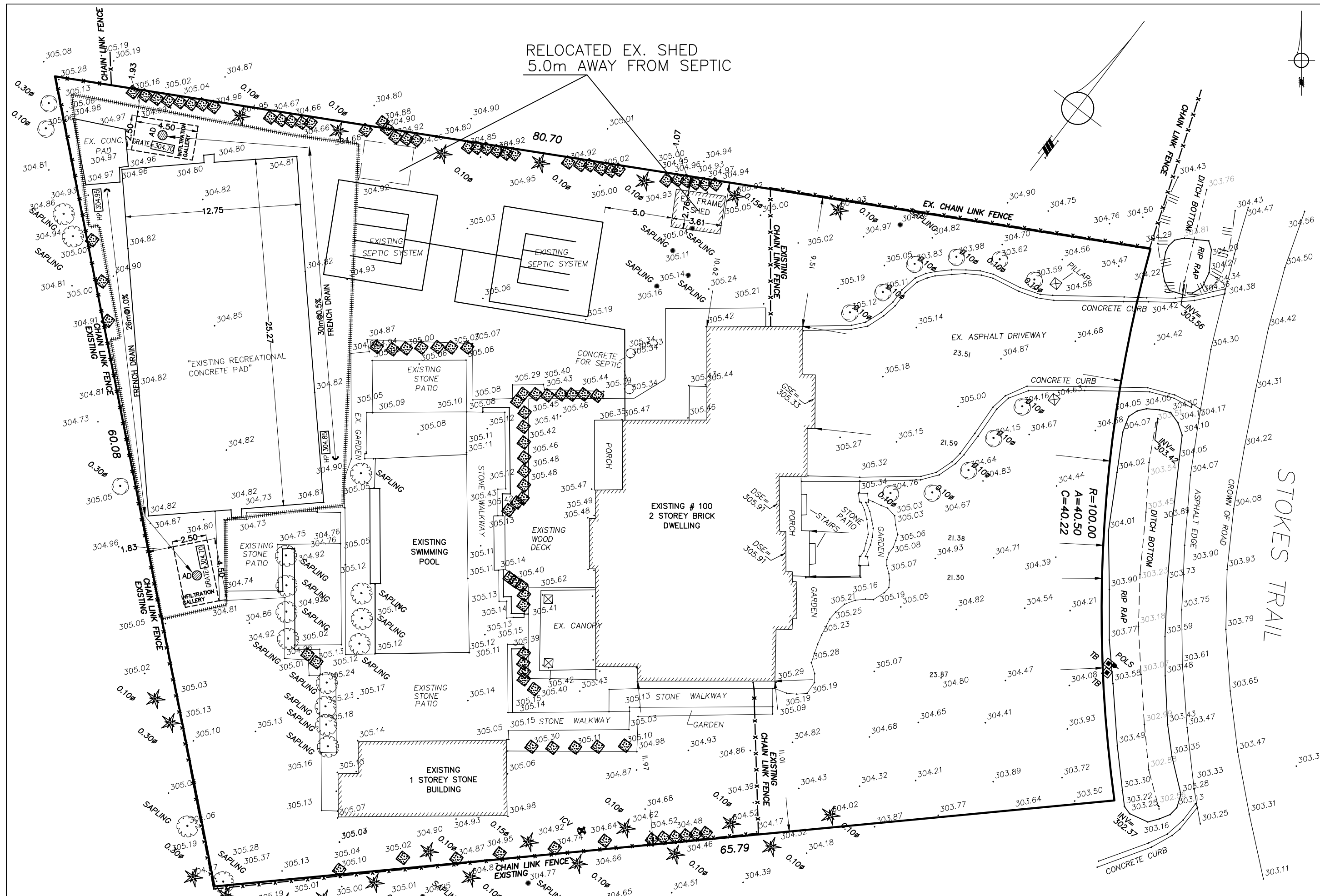
LEGEND

FFE	FIRST FLOOR ELEVATION	←	SWALE DRAINAGE
TFE	TOP OF FOUNDATION ELEVATION	←	SHEET DRAINAGE
BFE	BASEMENT FLOOR ELEVATION	●	ROOF LEADER
UFE	UNDERSIDE OF FOOTING ELEVATION	○	MH MAINTENANCE HOLE
123.45	EXISTING SPOT ELEVATION	□	CB CATCH BASIN
+100.00	PROPOSED ELEVATION	●	UP UTILITY POLE
DSE	DOOR SILL ELEVATION	●	WV WATER VALVE
WW	WINDOW WELL	○	FH FIRE HYDRANT
		○	AD AREA DRAIN
		○	DT DECIDUOUS TREE
		○	CT CONIFEROUS TREE
		○	SHRUB
		—	SILT FENCE

SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THIS GRADING PLAN FOR THE DWELLING (#100 STOKES TRAIL). IT IS MY BELIEF THAT THE GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT ON ADJACENT PROPERTIES.

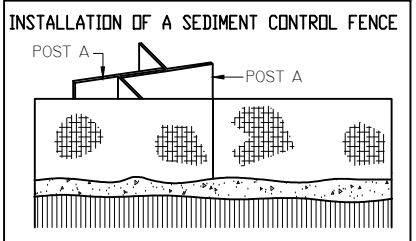
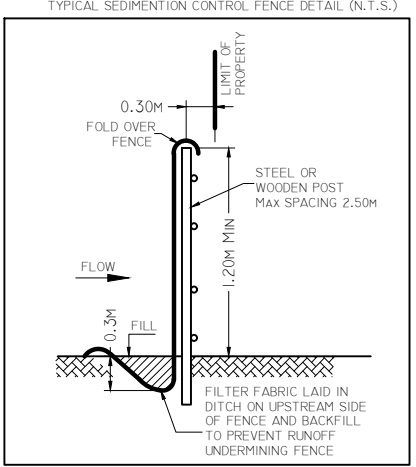
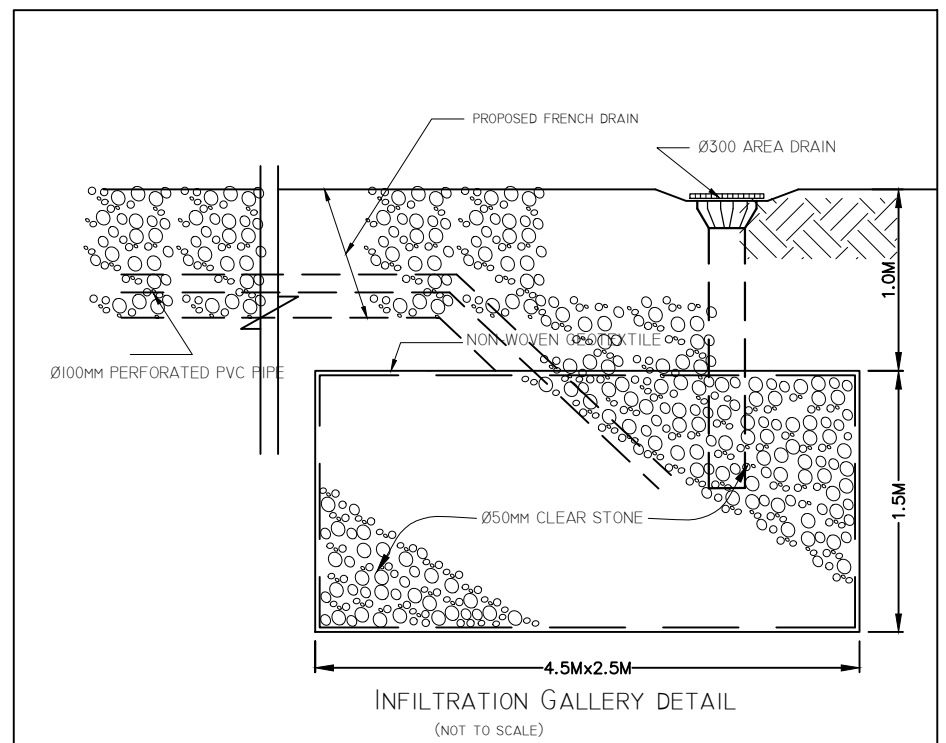
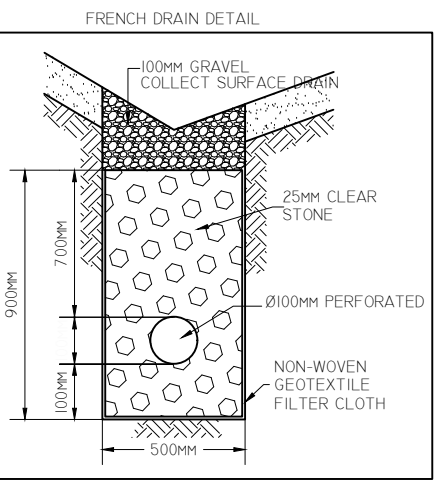
OCT. 20, 2023
 Date
 LAWRENCE O. ERTL
 Ontario Land Surveyor



KEY PLAN - NOT TO SCALE

STORM MANAGEMENT
 (AS PER ENG. SWM REPORT):

- Need STORAGE Volume = 50.5 m³
1. Soakaway Pit Volume (4.5x2.5x1.5)+(4.5x2.5x1.5)=16.8x2=33.6 m³
 2. FRENCH DRAIN (56m x 0.5x 0.9) = 25.2 m³
 3. STORMWATER VOLUME REQUIREMENT TO CONTROL POST-DEVELOPMENT TO PRE-DEVELOPMENT FLOWS FOR THE RECREATIONAL PAD = 20.2 m³. ASSUMING 40% VOIDS WITH NOMINAL 50mm DIAMETER STONE BACKFILL REQUIRES EXCAVATION VOLUME OF 20.2 / 0.4 = 50.5 m³. PROPOSED EXCAVATIONS PROVIDE (33.6+25.2=58.8 m³) AND SATISFY THE STORMWATER REQUIREMENTS.



- NOTE
1. T-BAR METAL POSTS & SNOW FENCE MUST BE USED.
 2. EXCAVATE TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
 3. UNROLL FILTER FABRIC AND POSITION ACCORDING TO DIAGRAM ABOVE WITH THE POST ON THE DOWNSTREAM SIDE OF THE TRENCH.
 4. DRIVE POST INTO GROUND UNTIL FILTER FABRIC REACHES TRENCH BOTTOM. CURL FABRIC TOWARDS CENTER OF TRENCH AND DRIVE POST FURTHER IF NEEDED.
 5. BACKFILL AND COMPACT SOIL AGAINST THE FENCE. DO NOT TRENCH COMPLETELY.
 6. FENCE TO BE PLACED 0.60M INSIDE PROPERTY LINE.
 7. FILTER FABRIC TO BE SECURED TO SNOW FENCE WITH WIRE TIES.
 8. T-BAR POST SPACING - 3.0M.
 9. FILTER FABRIC TO BE HAVE A NON-WOVEN DENSITY OF 270G OR EQUIVALENT.

CAUTION
 THIS IS NOT A LEGAL LAND SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

NOTE
 WELL RECORD DATA INDICATES DEPTH TO BEDROCK = 22m AND DEPTH TO GROUNDWATER = 28m BELOW GROUND SURFACE.