

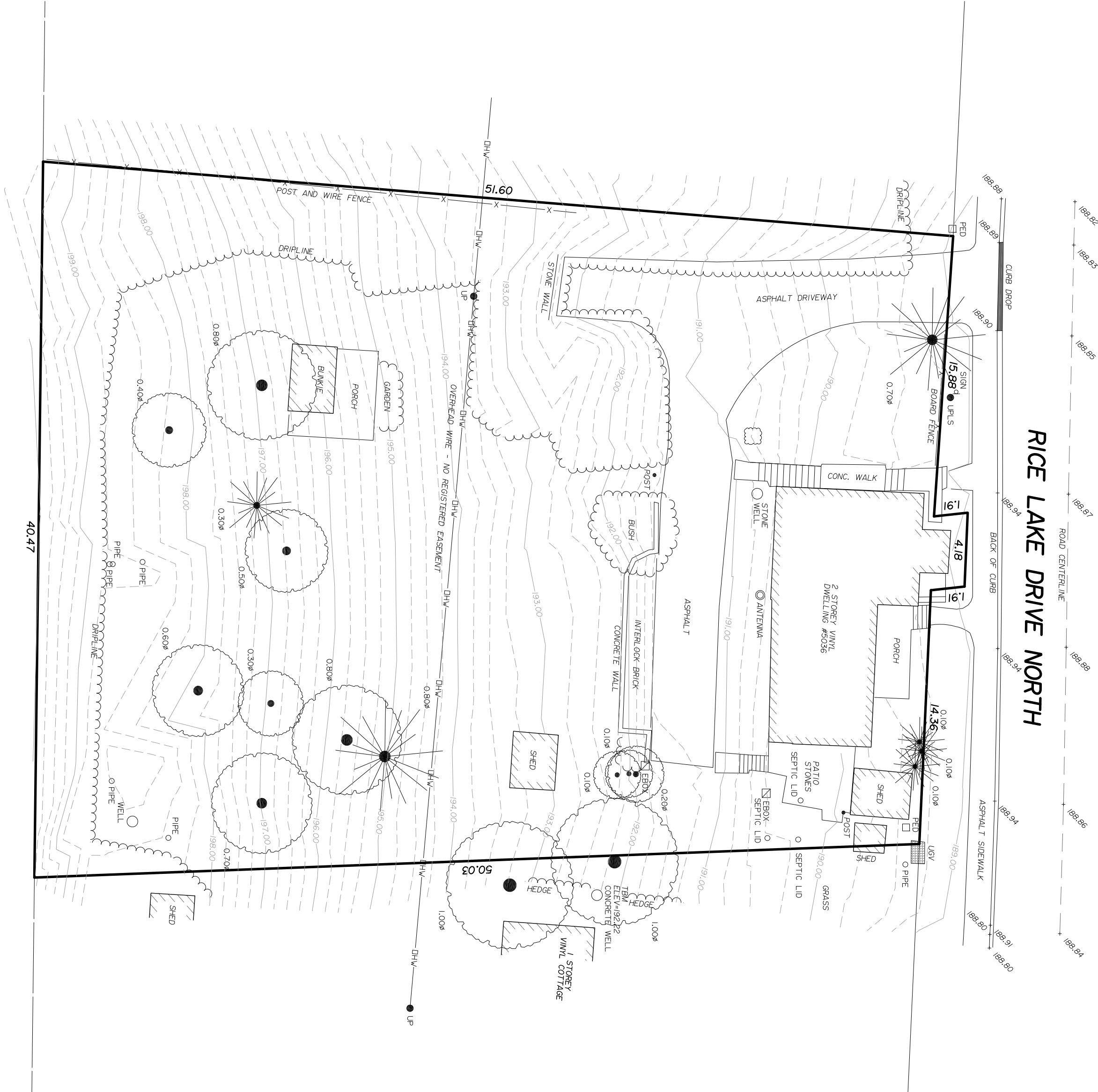
CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
THIS SKETCH IS PROTECTED BY COPYRIGHT.
BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM AVAILABLE SOURCES.
CONTRACTOR TO VERIFY ALL UNDERGROUND SERVICE INVERTS PRIOR TO CONSTRUCTION
CONTRACTOR TO ENSURE 1.2 m COVER ON ALL FOOTINGS.
FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOIL.
UNDERSIDE OF FOOTING DEPTH MAY BE LOWER THAN NOTED DUE TO EXISTING CONDITIONS. EXACT DEPTH OF FOOTING TO BE DETERMINED ON SITE DURING EXCAVATION

GENERAL NOTES

- YARD SURFACES SHALL HAVE A MINIMUM SLOPE OF 2.0%
- DRAINAGE SWALES SHALL MEET THE FOLLOWING CRITERIA:
0.15m MINIMUM DEPTH, 0.45 MAXIMUM DEPTH, 2.0% MINIMUM GRADE, 10.0% MAXIMUM GRADE, 3:1 MAXIMUM SIDE SLOPE, 60m MAXIMUM LENGTH, DRAINAGE SWALE NOT TO BE LOCATED WITHIN 0.60m OF ANY BUILDING. ALL EMBANKMENTS FORMED DURING LOT GRADING SHALL HAVE A 3:1 VERTICAL SLOPE. EMBANKMENTS EXCEEDING 1.0m IN HEIGHT REQUIRE A RETAINING WALL TO MAKE UP THE HEIGHT DIFFERENTIAL.
- DRIVEWAYS SHALL NOT BE USED AS AN OUTLET FOR ANY SIDE YARD SWALES.
- DRIVEWAYS SHALL HAVE A GRADE TOLERANCE OF 2.0% TO 8.0%
- DOWNSPOUTS AND SLUMP PUMP TO DISCHARGE ONTO SPLASH PADS
- CATCH BASINS SHALL BE PROTECTED WITH A SEDIMENT TRAP
- A MINIMUM OF 450mm TOPSOIL DEPTH IS REQUIRED OVER THE ENTIRE EXTENT OF THE LANDSCAPED AREA
- PROPOSED GRADES TO MATCH EXISTING GRADES AT ALL PROPERTY LINES

RICE LAKE DRIVE NORTH



SITE STATISTICS

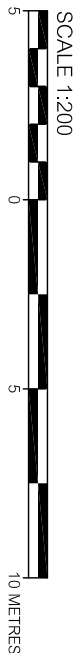
LEGAL DESCRIPTION: PART OF LOT 33,
CONCESSION 8, TOWN OF BEWDLEY,
COUNTY OF NORTHUMBERLAND
(DESIGNATED AS PIN 51114-0695)
EASEMENTS: NONE
ZONING: URBAN RESIDENTIAL FIRST DENSITY
ZONE (UR1)
LOT AREA: 1,903 m²
BUILDING AREA:
LOT COVERAGE:
PAVED AREA:
LANDSCAPED AREA:

KEY MAP



SITE GRADING PLAN

5036 RICE LAKE DRIVE NORTH, BEWDLEY, ON



METRIC

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

ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS USING THE TOPNET REAL-TIME NETWORK SERVICE AND REFERRED TO CGVD28-1978 USING THE NRCAN HTV2.0 GEOD SEPARATION MODEL.

TEMPORARY BENCHMARK (TBM)

TOP OF WELL COVER, AS SHOWN, HAVING AN ELEVATION OF 192.22

LEGEND

- PED DENOTES COMMUNICATIONS PEDESTAL
- LS DENOTES LIGHT STANDARD
- GM DENOTES GAS METER
- DS DENOTES DOWN SPOUT
- DSE DENOTES DOOR SILL ELEVATION
- OHW DENOTES OVER HEAD WIRES
- EBOX DENOTES ELECTRICAL BOX
- UP DENOTES UTILITY POLE
- LS DENOTES LIGHT STANDARD
- USF DENOTES UNDERSIDE OF FOOTING
- CRW DENOTES CONCRETE RETAINING WALL
- TBR DENOTES TO BE REMOVED
- W/O DENOTES WALKOUT ENTRANCE
- x 150.92 DENOTES EXISTING ELEVATION
- x 150.92 DENOTES EXISTING ELEVATION TO REMAIN
- [23.123] DENOTES PROPOSED ELEVATION
- [23.123] DENOTES PROPOSED DOWNSPOUT
- [23.123] DENOTES PROPOSED SLUMP PUMP

REV.	DATE	DESCRIPTION	BY
0	OCT 12, 2021	BASE TOPO ISSUED	MDM

I CERTIFY THAT THIS PLAN CONFORMS SUBSTANTIALLY WITH THE INFILL LOT GRADING STANDARDS OF

DRAFT

DATE

ONTARIO LAND SURVEYOR

THE WORK AND DRAWINGS
HEREIN WERE COMPLETED FOR
THE EXCLUSIVE USE OF

HYACINTH
FERNANDES

NO RESPONSIBILITY IS ASSUMED
TO ANY THIRD PARTIES OR
SUBSEQUENT OWNERS.

DONEVAN FLESCHMANN PETRICH LTD.
ONTARIO LAND SURVEYORS
SUITE 1, 1101 BOUNDARY ROAD
PH: 905-725-4795 PH2: 1-888-743-2222
FAX: 905-725-9967

DRAWN BY: TD
SCALE: 1:200
JOB NO: P2021-099

CHK'D: MDM
SIZE: A2