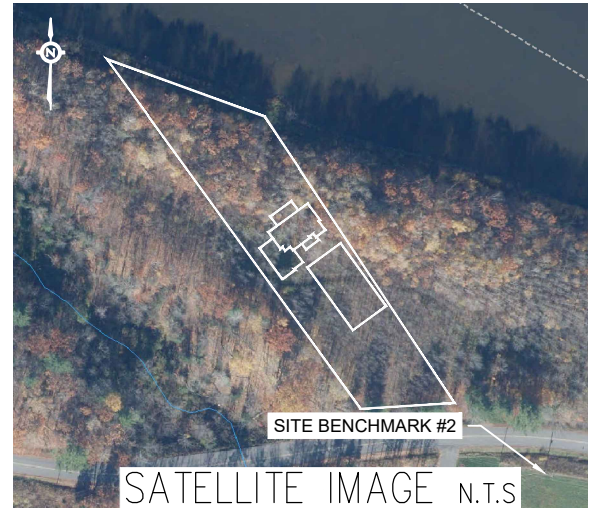
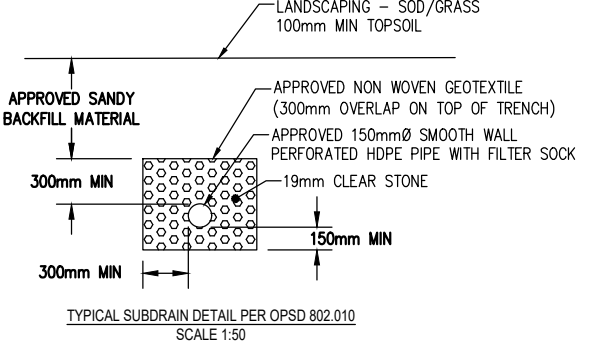


- GENERAL NOTES:**
- ALL WORK TO CONFORM TO THE LATEST MUNICIPAL STANDARDS, THE PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS (OPSD AND OPSS), AND WHERE APPLICABLE / REQUIRED, LOCAL UTILITY STANDARDS AND THE ONTARIO MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT" AND ITS LATEST AMENDMENTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
 - ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ONTARIO TRAFFIC MANUAL - BOOK 7 - TEMPORARY CONDITIONS (LATEST EDITION).
 - THE CONTRACTOR SHALL RECTIFY ANY DISTURBED AREAS TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE GOVERNING AUTHORITIES.
 - THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL DRAWINGS, REPORTS AND SPECIFICATIONS THAT RELATE TO THIS PROJECT.
 - ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR IS TO REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ENGINEER AS APPLICABLE. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO: 1) CONFIRM UTILITY LOCATIONS, AND 2) NOTIFY THE ENGINEER OF POSSIBLE CONFLICTS, PRIOR TO CONSTRUCTION, WILL BE TO THE CONTRACTOR'S PERIL AND EXPENSE.
 - THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE GOVERNING AUTHORITY.
 - ALL DIMENSIONS ARE IN METERS UNLESS SPECIFIED OTHERWISE.
 - THERE WILL BE NO SUBSTITUTION OF MATERIALS OR SPECIFIED PRODUCTS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, AND BEARING THE COSTS OF, ALL REQUIRED PERMITS, UNLESS SPECIFIED OTHERWISE.
 - ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CONTRACT ADMINISTRATOR AND/OR THE MUNICIPALITY PRIOR TO ANY TREE CUTTING / REMOVAL.
 - THE CONTRACTOR SHALL PROVIDE THE ENGINEER PERTINENT AS-BUILT MEASUREMENTS, NOTES AND MARK-UPS TO ENABLE THE ENGINEER TO REVIEW AND PREPARE AS-BUILT GRADING AND SITE SERVICING PLANS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

- ANY EXISTING OR DISCOVERED WELLS OR MONITORING WELLS FOUND ON THE PROPERTY WILL NEED TO BE PROPERLY ABANDONED IN ACCORDANCE WITH O. REG. 903 AND ITS AMENDMENTS.
- ANY RETAINING WALL TO BE IN ACCORDANCE WITH LATEST EDITION OF OBC REQUIREMENTS. (DESIGN BY OTHERS)
- ALL EXISTING TREES ON PROPERTY TO BE PROTECTED BEFORE AND AFTER CONSTRUCTION.
- EAVESTROUCHING TO BE INSTALLED AND DIRECTED TO THE FRONT OF THE PROPERTY.
- NO EXCESS DRAINAGE SHALL BE DIRECTED ONTO NEIGHBOURING PROPERTY.
- NO PROPOSED ALTERATIONS TO GRADES ON, OR BEYOND, THE PROPERTY LINES.
- GRADING IN GRASSED AREAS TO BE 2-7% WHERE POSSIBLE, OR TERRACING IS REQUIRED UP TO A MAXIMUM OF 3H:1V.
- NATURAL DRAINAGE PATTERN IS TO BE MAINTAINED IN THE OVERALL GRADING OF THE PROPERTY.
- INSULATION TO BE USED IF GROUND COVER IS LESS THAN 1.5m FROM UNDERSIDE OF FOOTING. REFER TO STRUCTURAL DESIGN FOR DETAILS.
- PROVIDE HYDRAULIC OUTLET TO PERFORATED PIPE. SUBDRAIN MUST BE INSPECTED BY LASCELLES AND SUBMITTED TO SNC PRIOR TO BACKFILL INSPECTION. RIGID INSULATION CAN BE USED TO REDUCE MINIMUM 2m FROST COVER DEPTH IF INSTALLED AS PER OPSD 1109.030.
- INSTALL NON-PERFORATED 150mm SDR PVC PIPE CONNECTING PERFORATED PIPE TO OUTLET. INSTALL AT A MINIMUM 0.5% SLOPE.
- PROPOSED EROSION PROTECTION RIP-RAP AS PER OPSD 810.010, TYPE B, WITH NON WOVEN GEOTEXTILE FILTER FABRIC. INSTALL A RODENT PROTECTION GRATE AT END OF OUTLET.
- THE TOPOGRAPHICAL SURVEY WAS CARRIED OUT ON NOV 10, 2021 BY LASCELLES ENGINEERING & ASSOCIATES INC. THE SURVEY WAS PERFORMED USING THE GNSS TRIMBLE, CAN-NET SYSTEM NETWORK. BEARING ARE DERIVED FROM NAD83(CSR)S) MTM ZONE 9 EPOCH 2010.00 COORDINATE SYSTEM. GEODETIC ELEVATIONS SHOWN ARE DERIVED FROM CGVD28:78. THIS PLAN SHOULD NOT BE CONSIDERED A LEGAL SURVEY AS DEFINED BY THE SURVEYOR ACT OF ONTARIO.
- AN ADDITIONAL TOPOGRAPHICAL SURVEY WAS CARRIED OUT ON APR 03, 2024 BY LASCELLES ENGINEERING & ASSOCIATES INC. THE SURVEY WAS PERFORMED USING THE GNSS TRIMBLE, CAN-NET SYSTEM NETWORK. BEARING ARE DERIVED FROM NAD83(CSR)S) MTM ZONE 9 EPOCH 2010.00 COORDINATE SYSTEM. GEODETIC ELEVATIONS SHOWN ARE DERIVED FROM CGVD28:78. THIS PLAN SHOULD NOT BE CONSIDERED A LEGAL SURVEY AS DEFINED BY THE SURVEYOR ACT OF ONTARIO.



LEGEND

- SITE BOUNDARY
- - - EXISTING PROPERTY LINES
- - - EXISTING SITE FEATURES
- - - PROPOSED DRIVEWAY
- - - DITCHES & SWALES
- - - 3H:1V MAX TERRACING (4H:1V MAX SEPTIC)
- ×XX.XX PROPOSED ELEVATION
- ×XX.XXE MATCH EXISTING ELEVATION
- ⊕ TEST HOLE
- ×XX.XX EXISTING ELEVATION
- X.X% SURFACE RUN-OFF DIRECTION
- TOF TOP OF FOUNDATION
- BF BASEMENT FLOOR
- USF UNDERSIDE OF FOOTING
- PROPOSED BUILDING ENVELOPE

SITE BENCH MARK #1 54.59
DRILLED WELL, TOP OF CASING

SITE BENCH MARK #2 54.94
NAIL ON HYDRO POLE, EAST SIDE
(SEE SATELLITE IMAGE FOR LOCATION)

00	ISSUED FOR APPROVAL	M.C.R.	MAY 14, 2024
No.	REVISIONS	BY	DATE
<p>1010 SPENCE AVENUE SUITE 14 HAWKESBURY, ONTARIO K6A 3H9 OFFICE: (613) 632-0241</p>			
CLIENT:		ROBERT LEMAY	
PROJECT:		3585 OLD HIGHWAY 17, ROCKLAND, ON K0B 1J0 PT LOT 4, CON 1 PLAN : 50R7566 PART 3 & 7	
DRAWING TITLE: SITE GRADING & DRAINAGE PLAN			
DESIGNED BY: S.E.	DRAWN BY: J.F.B.	CHECKED BY: M.C.R.	PAGE No.: 1 OF 1
FILE No.:	DRAWING / SHEET No.:		REV:
240028	240028-GR		00

