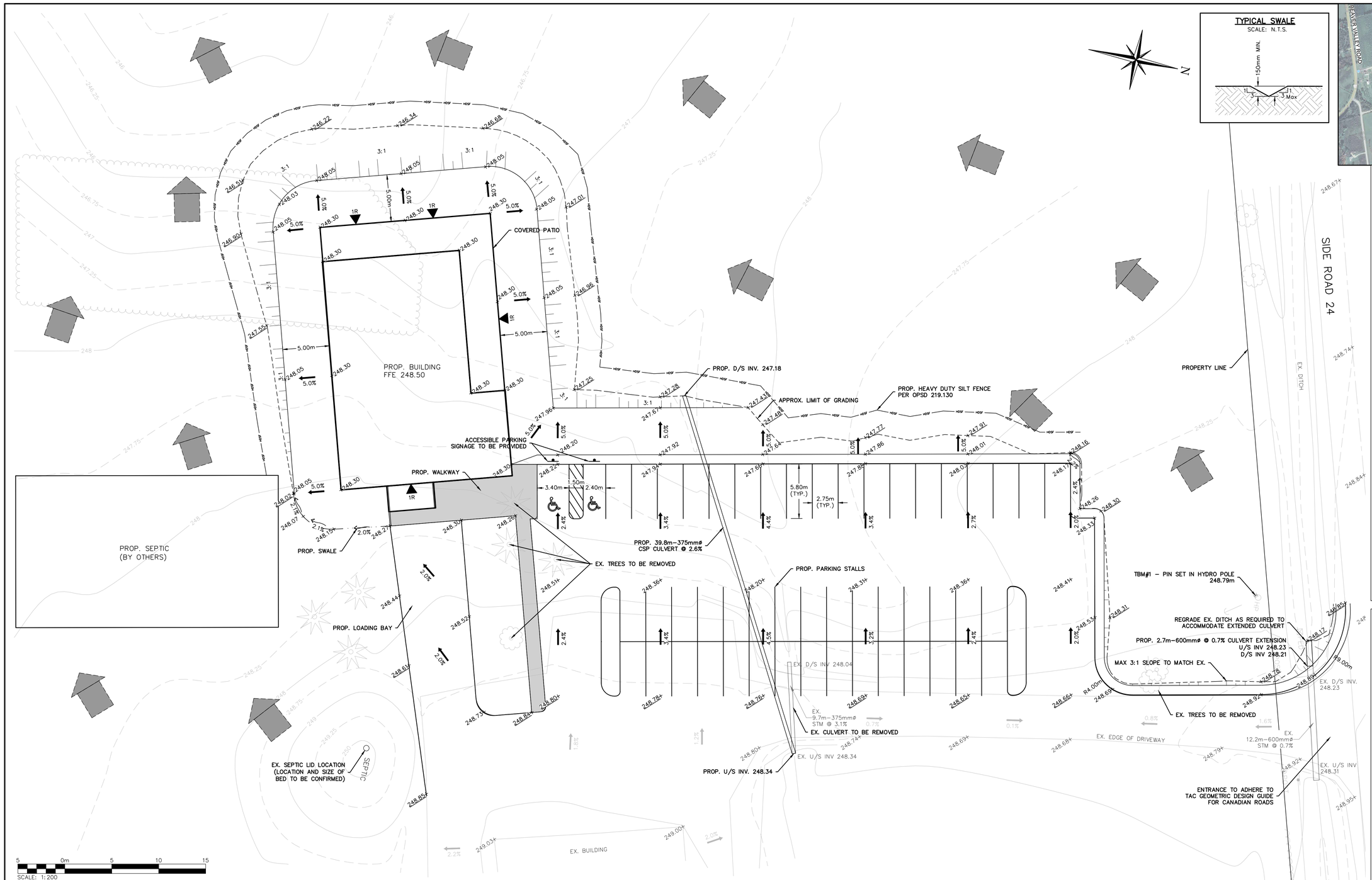

TYPICAL SWALE

SCALE: N.T.S.

KEY PLAN

SCALE: N.T.S.

NOTES

1. ALL MEASUREMENTS ARE IN METRES. TO CONVERT TO IMPERIAL, MULTIPLY BY 3.2808.
2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES IN ELEVATIONS MUST BE REPORTED TO THIS OFFICE.
3. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES:

1. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY BUILDING ELEVATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY GROUND WATER ELEVATION PRIOR TO EXCAVATION FOR PROPOSED FOOTINGS. IF GROUND WATER ELEVATION IS HIGHER THAN THE PROPOSED FOOTING ELEVATION, CONTRACTOR TO NOTIFY ENGINEER.
4. DISTURBED AREAS WITHIN MUNICIPAL ROAD ALLOWANCE TO BE FINISHED WITH 150mm TOPSOIL & SOD, AS PER TOWN STANDARDS.
5. ANY WORKS WITHIN MUNICIPAL ROAD ALLOWANCE WILL REQUIRE A ROAD OCCUPANCY PERMIT.
6. FOOTINGS TO HAVE MIN. 1.2m (4'–0") COVER.
7. GRADES DERIVED FROM TOPOGRAPHIC SURVEY COMPLETED BY JoeTOPO SURVEYS AND CADD INC. (JUNE 11, 2024).
8. CONTRACTOR TO VERIFY PROPERTY LIMITS AND SETBACKS PRIOR TO FOUNDATION EXCAVATION.
9. 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 AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
10. SPLASH PADS ARE TO BE INSTALLED AT EVERY ROOF LEADER AND SUMP PUMP DISCHARGE LOCATION.
11. DISTURBED AREAS TO BE FINISHED W/ 100mm TOPSOIL AND SOD.
12. A COPY OF THE "ACCEPTED FOR CONSTRUCTION" LOT GRADING AND DRAINAGE PLAN IS ALWAYS TO BE ON SITE FOR REFERENCE DURING CONSTRUCTION.
13. THE UNDERSIDE OF FLOOR SLAB AND ASSOCIATED DRAINS SHALL BE ENTIRELY LOCATED A MINIMUM OF 0.4M ABOVE THE SEASONAL HIGH GROUNDWATER LEVELS. THE HIGH GROUNDWATER ELEVATION SHALL BE RAISED, WITH CORRESPONDING INCREASE IN CONSTRUCTION ELEVATIONS, IF HIGHER GROUNDWATER CONDITIONS ARE EVIDENT AT THE TIME OF CONSTRUCTION. THE HIGH GROUNDWATER ELEVATION SHALL BE THE HIGHEST DOCUMENTED GROUNDWATER OBSERVATION.

LEGEND

	GRADING LIMITS
248.00	EXISTING CONTOUR
248.84+	EXISTING ELEVATION
5.0%	EXISTING SLOPE
+248.00	PROPOSED ELEVATION
+247.26	MATCH EXISTING ELEVATION
5.0%	PROPOSED SLOPE
	PROPOSED SWALE
HDSF HDSF	PROPOSED HEAVY DUTY SILT FENCE PER OPSD 219.130
	PROPOSED 3:1 SLOPE
	OVERLAND FLOW

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE.
2. THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION.
4. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. DO NOT SCALE DRAWINGS.

TEMPORARY BENCHMARKS

TBM#1–248.79m (PIN SET IN HYDRO POLE)

TOPOGRAPHIC SURVEY COMPLETED BY JoeTOPO SURVEYS AND CADD INC. ON JUNE 11, 2024.

Town

No.	ISSUE	DATE: YYYY/MM/DD
0	ISSUED FOR APPROVAL	2024/11/06

Engineer: LICENSED PROFESSIONAL ENGINEER C. A. SCOBIE 100513418 2024–11–06 PROVINCE OF ONTARIO

Engineer: LICENSED PROFESSIONAL ENGINEER D. T. EMERY 100503151 2024–11–06 PROVINCE OF ONTARIO

Project: SPY CIDER HOUSE AND DISTILLERY

Drawing: LOT GRADING PLAN

CROZIER CONSULTING ENGINEERS

Drawn By	D.G.	Design By	D.G.
Check By	D.E.	Check By	C.S.

Project 2694–7142

Drawing C100

J:\2600\2694 - Spy Cider House and Distillery\7142 - Spy Cider House and Distillery\CAD\Civil_Sheets\C100_GRAD.dwg, C100, 2024-11-07 1:41:31 PM, dgombay