GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED.
2. ALL SITE WORKS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
3. TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY G. CHLEBEK LTD. O.L.S., DATED OCTOBER 05, 2021, WHICH MAY NOT BE FINAL, ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL GEODETIC INFORMATION PROVIDED HEREIN.
4. BUILDING DRAWINGS PREPARED BY DAVID JAMES DESIGN ARCHITECT INC., DATED SEPTEMBER 21, 2021 WHICH MAY NOT BE FINAL OR COMPLETE.
5. UNLESS OTHERWISE NOTED ON THIS DRAWING, THE STANDARD MUNICIPAL, COUNTY, MTO DRAWINGS AND SPECS ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWING.
6. REFER TO O.B.C. - SEE STANDARD AND SPECIFICATIONS AND MUNICIPALITY SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURED AND MATERIALS.
7. THE APPROVAL OF THIS PLAN DOES NOT EXCUSE THE OWNERS CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS: ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.
8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
9. ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR IS TO OBTAIN, AND PAY FOR ANY NECESSARY PERMITS REQUIRED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION.
11. ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER.
12. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.
13. DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.5m FROM ALL ABOVEGROUND SERVICE OR OTHER OBSTRUCTIONS.
14. ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
15. ANY CONFLICTS WITH EXISTING SERVICES SHALL BE REPORTED AT THE OWNER'S EXPENSE.

DISCLAIMER

THIS IS NOT A LEGAL PLAN. LEGAL BOUNDARY INFORMATION BASED OF LOT 179 & 180 REGISTERED PLAN 132, WHICH MAY NOT BE COMPLETE OR FINAL. CONTRACTOR TO REFER TO ORIGINAL PLAN TO VERIFY ALL INFORMATION.

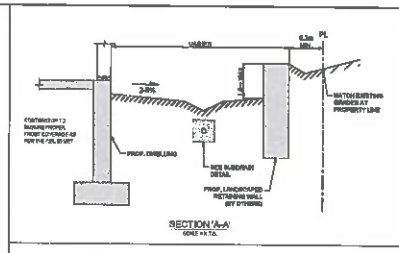
ALL BUILDINGS, STRUCTURES AND UNDERGROUND INSTALLATIONS (HYDRO, GAS, SEWAGE SYSTEM, ETC.) COMPONENTS ARE TO BE PROVED & VERIFIED BY AND OBTAINED LAND SURVEYOR HOLD (IF REQUIRED) PRIOR TO CONSTRUCTION TO ENSURE ALL REQUIRED SETBACKS ARE MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS, ZONING BY-LAWS AND THE ONTARIO BUILDING CODE (OBC 2012).

GRADING

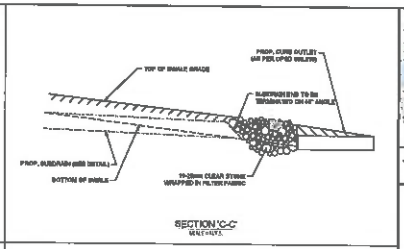
1. ALL GRADING TO CONFORM TO OPSS.MUNI.201 AND OPSS.MUNI.206.
2. CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION TO PRIOR-IN-CONDITION OR BETTER.
3. ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT MUNICIPALITY STANDARDS AND SPECIFICATIONS.
4. ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 95% STD. PROCTOR DRY DENSITY, MATERIAL COMPACTED TO OPSS.MUNI.501.
5. ALL DISTURBED AREAS TO RECEIVE MIN 50mm TOPSOIL AND SEED.
6. THE CONTRACTOR SHALL REDO ANY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF GM BLUEPLAN ENGINEERING LIMITED AND THE MUNICIPALITY.
7. PRIOR TO THE END OF THE FIRST GROWING SEASON, LANDSCAPING TO BE MAINTAINED UNTILL IT IS ESTABLISHED.
8. ALL TOPSOIL, SOD, SEED, AND MULCH TO BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER.
9. ALL COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT.
10. DRAINAGE SWALE GRADE SHALL BE MIN. 1% MIN. 0% ALL SWALES 1% OR LESS REQUIRE 100mm PERFORATED SUBDRAIN c/w CLEAN STONE WRAPPED IN FILTER FABRIC.
11. SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.
12. UNDERSIDE OF DWELLING/GARAGE SLAB TO BE 0.3m ABOVE SEASONAL HIGH GROUNDWATER ELEVATION.
13. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY THE SUITABILITY OF FOUNDING SOILS.
14. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE UNDERSIDE OF FOOTING IS LOWTON IS THE FIELD TO ENSURE A 1.2m MINIMUM COVER OF 1.20m MINIMUM MEASURED DOWN FROM FINISHED GRADE.
15. WHERE FOOTINGS ARE INSTALLED IN GROUNDWATER, ALL FOOTINGS SHALL BE DESIGNED IN ACCORDANCE WITH OBC 9915.B3 AMENDED, OR AS DIRECTED BY THE STRUCTURAL ENGINEER OR GEOTECHNICAL CONSULTANT.
16. PONDING MAY OCCUR WHERE EXISTING TREE LINE IS MAINTAINED (TYP.)
17. SUMMARY SYSTEM DESIGN AND ASSOCIATED GRADING SHALL BE THE RESPONSIBILITY OF THE SYSTEM DESIGNER. CONTRACTOR IS TO ENSURE THE GRADING AROUND THE BIOMATIC SYSTEM COMPLIES WITH THE GENERAL INTENT OF THE APPROVED LOT GRADING PLAN.
18. ENGINEERED FILL RECOMMENDATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. REFER TO CURRENT GEOTECHNICAL REPORT FOR DETAIL. CONTRACTOR TO PROVIDE MINIMUM MOISTURE NOTICE TO GEOTECHNICAL CONSULTANT PRIOR TO IMPORTING AND PLACING ENGINEERED FILL.
19. ALL SUMP DOWNSPOUTS AND MACHINEWIN OUTLET PIPES TO BE DIRECTED ON TO CONCRETE SPLASH PADS.

MATERIALS

1. ALL MATERIALS SHALL COMPLY WITH OPSS, OSA, TSSA, AND TOWNSHIP STANDARDS.
2. ALL ON SITE MATERIAL SHALL BE PROPERLY STORED, SECURED, MONITORED AND COVERED AS REQUIRED.
3. ALL SPECIFIED AGGREGATES TO OPSS.MUNI.1010.
4. RIP RAP TO OPSS.MUNI.511 OVER FILTER FABRIC.
5. FILTER FABRIC - TENSAR CORP. OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
6. ALL FILL TO BE SELECT NATIVE MATERIAL OR IMPORTED SELECT SUBGRADE TO OPSS.MUNI.206. ALL BACKFILL TO BE PLACED IN MAXIMUM 300mm DEPTH AND COMPACTED TO AT LEAST 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (APPROX) UNLESS OTHERWISE NOTED.
7. GRAVEL DRIVEWAY TO BE GRADED WITH 19mm-mill CRUSHED LIMESTONE, CLEAN STONE AND/OR LIMESTONE SCREENING COMPACTED TO 98% SPARD. TO A MINIMUM DEPTH OF 300mm OR AS DIRECTED BY THE GEOTECHNICAL CONSULTANT.



SECTION 'A-A'
SCALE: N.T.S.



SECTION 'C-C'
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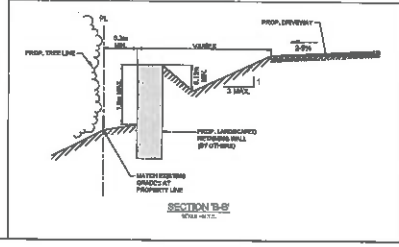
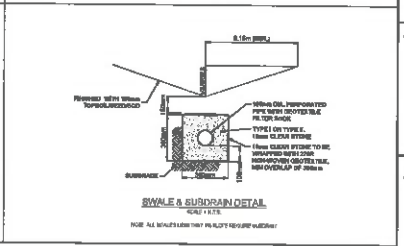


SECTION 'B-B'
SCALE: N.T.S.



SWALE & SUBDRAIN DETAIL
SCALE: N.T.S.

NOTE: ALL SCALES LISTED THAT FOLLOW REQUIRE SCALING

OWNER: TYLUP BEAZIO

CONTRACTOR: N/A

THE ELEVATION INFORMATION OF THE BUILDING TO BE PROVIDED ON THE LOT AND THE GRADES OF THE LOT ARE IN ACCORDANCE WITH THE APPROVED AND DRAWINGS FILED AND APPROVED BY THE MUNICIPALITY.

P. ENG.

GM BLUEPLAN ENGINEERING LIMITED

LEGEND:

EXISTING CONDITIONS ELEVATION	97.63
MATCH EXISTING GRADE ELEVATION	99.00
PROPOSED ELEVATION	99.00
PROPOSED ELEVATION BELOW DECK	99.00
SWALE DRAINAGE	
SURFACE DRAINAGE	
PROPOSED BUILDING ACCESS	
DOWN SPOUT DIRECTION	

LOT CALCULATIONS - R3 ZONING

OVERALL LOT AREA	3235 m²
PROP. 5-PLEX AREA	410 m²
EX. BUILDINGS	321 m²
COVERED DECK AREA	0 m²
LOT COVERAGE IN PERCENTAGE	23 %

#1 BENCHMARK ELEV. - 277.41m
NAIL AND FLAG IN HYDRO POLE ALONG EAST SIDE OF 5TH AVE. SOUTH WEST (AS SHOWN)

#2 BENCHMARK ELEV. -277.41m
TOP OF IRON BAR IN SOUTH EAST CORNER OF SUBJECT PROPERTY (AS SHOWN)

THE POSITIONS OF UNDERGROUND UTILITIES, LOCATED WATERMAINS, SERVICES AND OTHER UNDERGROUND AND OVERGROUND STRUCTURES AND STRUCTURE IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN THE ACCURACY OF THE POSITIONS OF SUCH UTILITIES AND STRUCTURES CANNOT BE GUARANTEED.

BEFORE STARTING WORK THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

D. G. HEWELL
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

LOT GRADING ONLY

NO.	DATE	REVISION DESCRIPTION	CHKD
3	09/05/2021	ISSUED FOR PERMIT	D.G.H.
2	09/03/2021	INTERNAL/CLIENT REVIEW	D.G.H.
1	07/04/2021	ISSUED FOR CLIENT CONSULTATION	D.G.H.

BluePlan ENGINEERING

223228
LOT GRADING PLAN
LOT 179 & 180
REGISTERED PLAN 132
MUNICIPALITY OF ARRAN-ELDERSLIE
88 5TH AVE. SOUTH WEST, CHESLEY

DRAWN BY	APPROVED BY	PROJECT NO.	DRAWING NO.
TJN	D.G.H.	223-1	LG1
DESIGNED BY	DATE	SCALE	
D.G.H.	JULY 12, 2021	1:200	