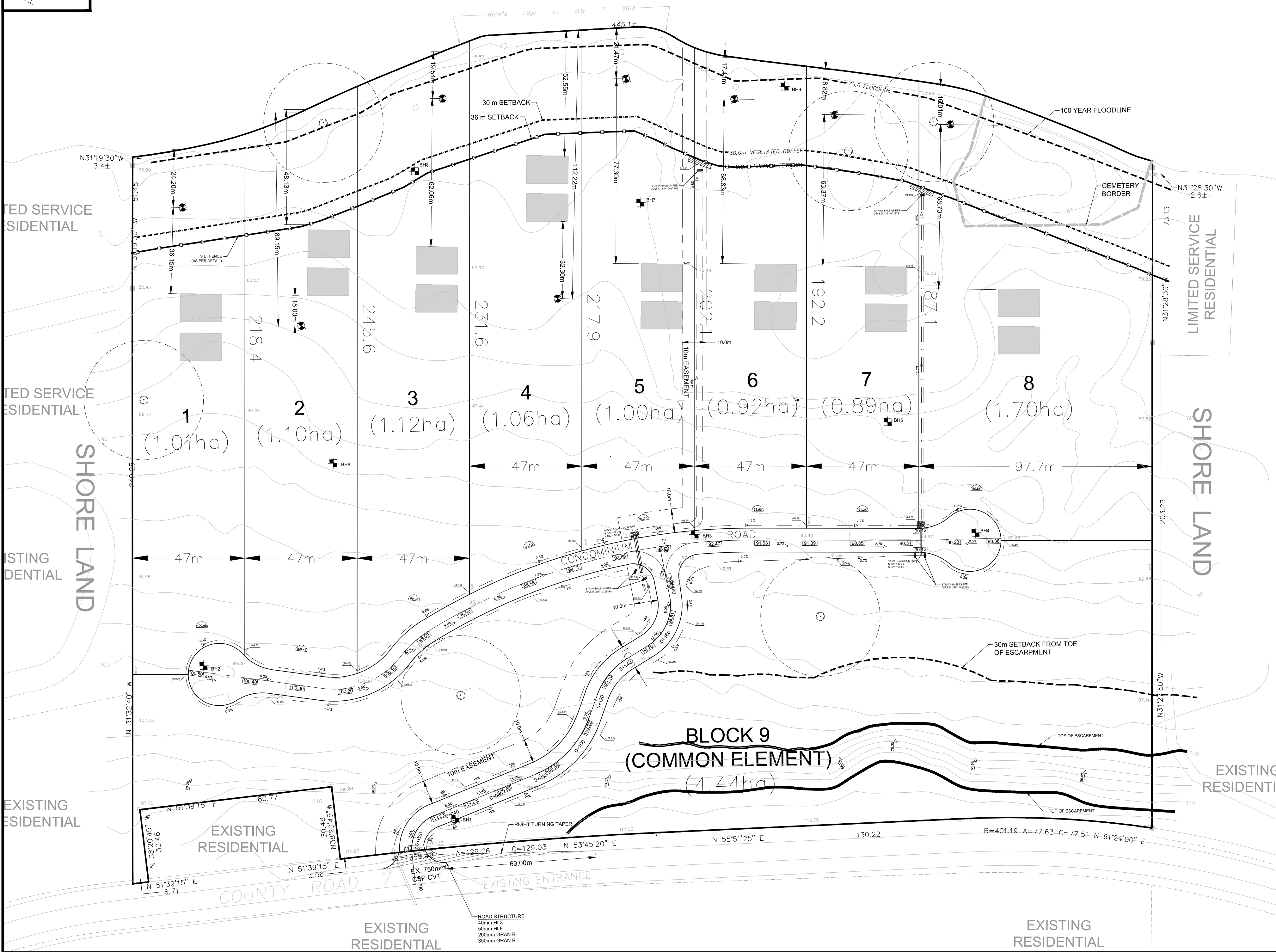
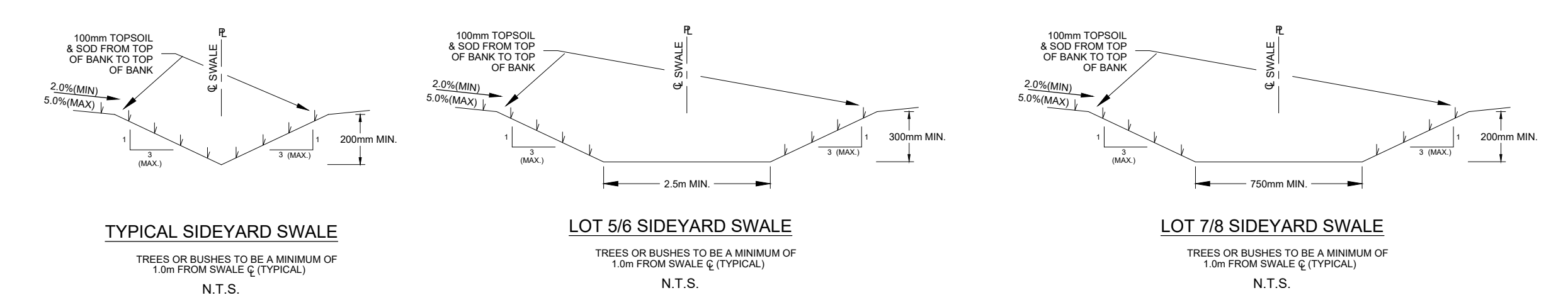


ADOLPHUS REACH

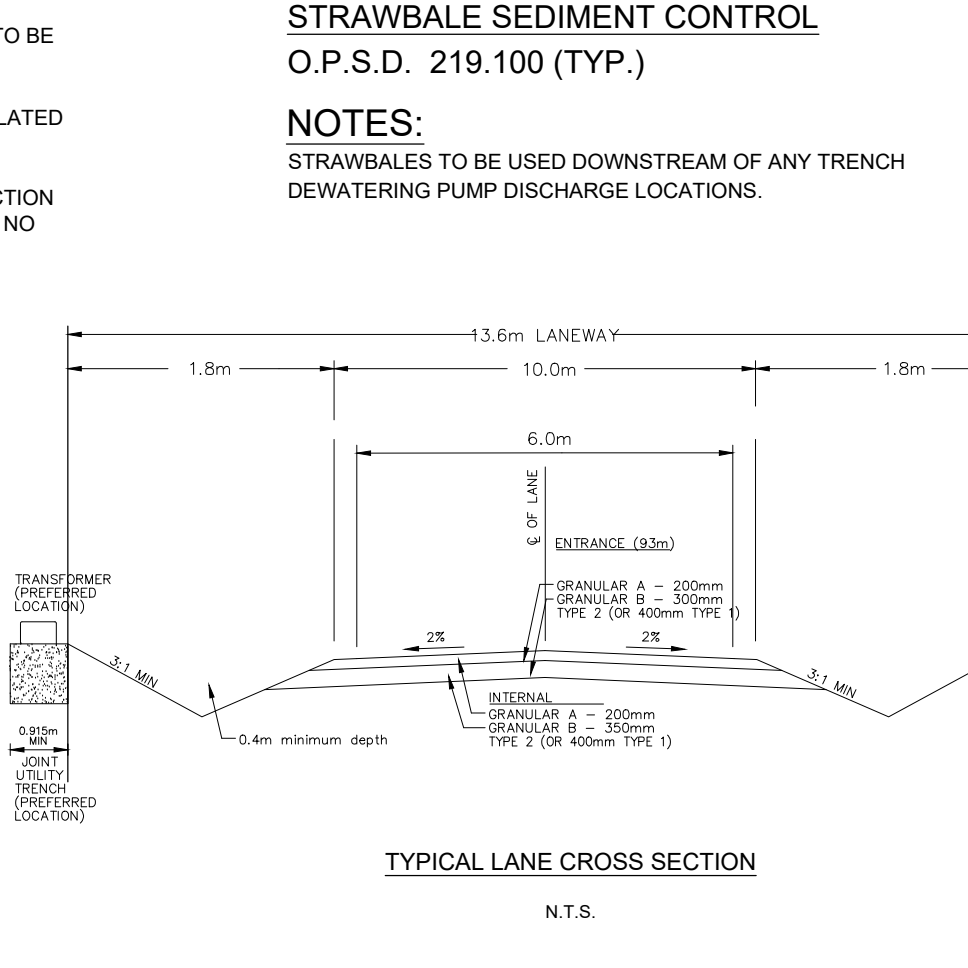
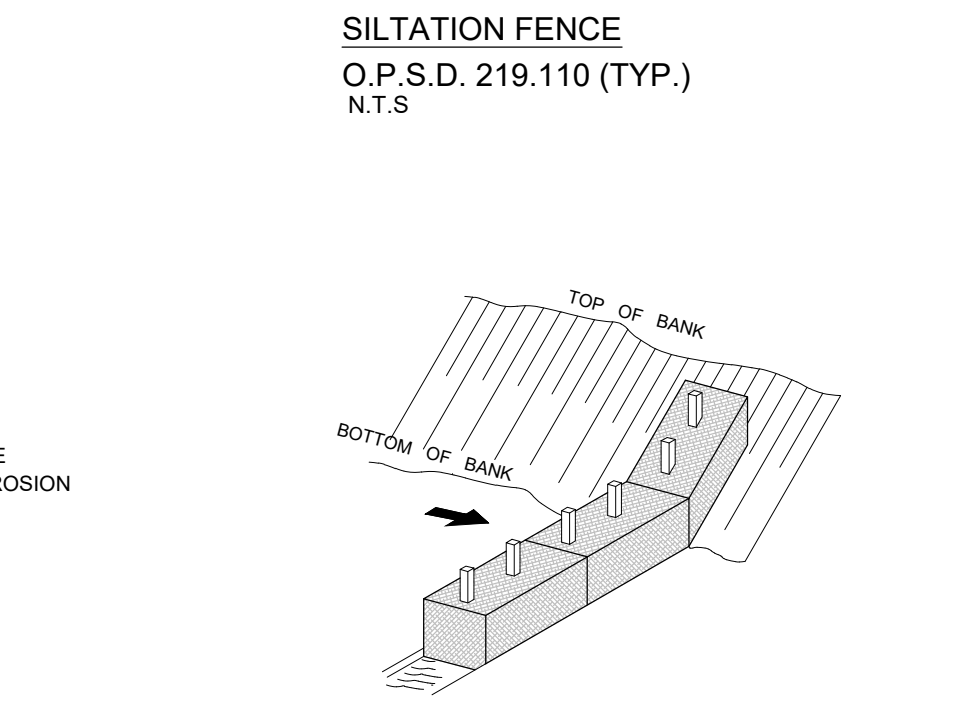
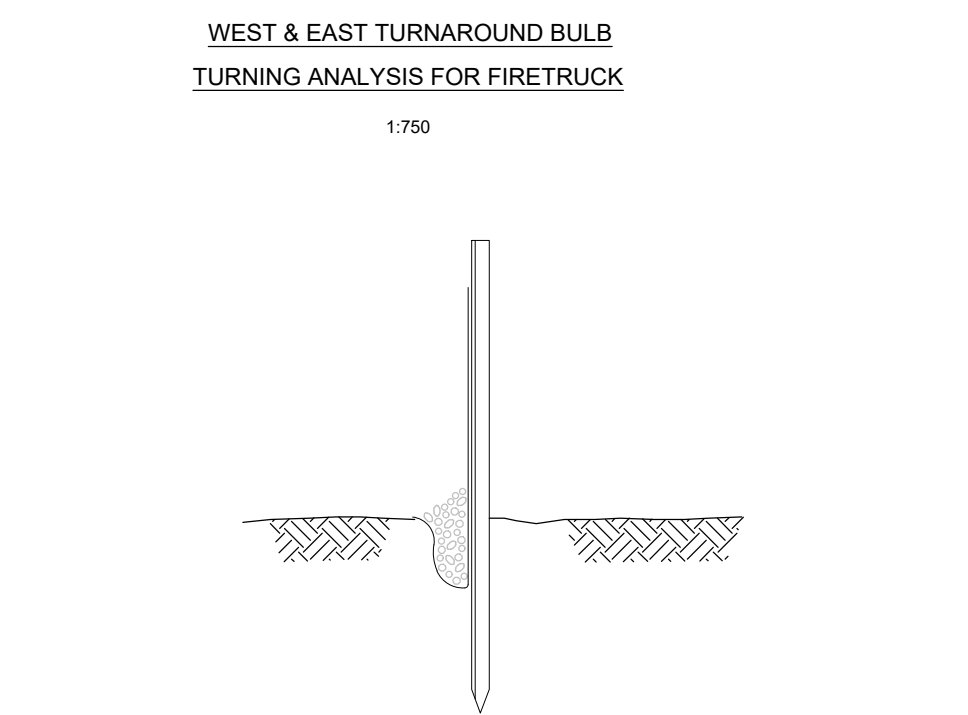
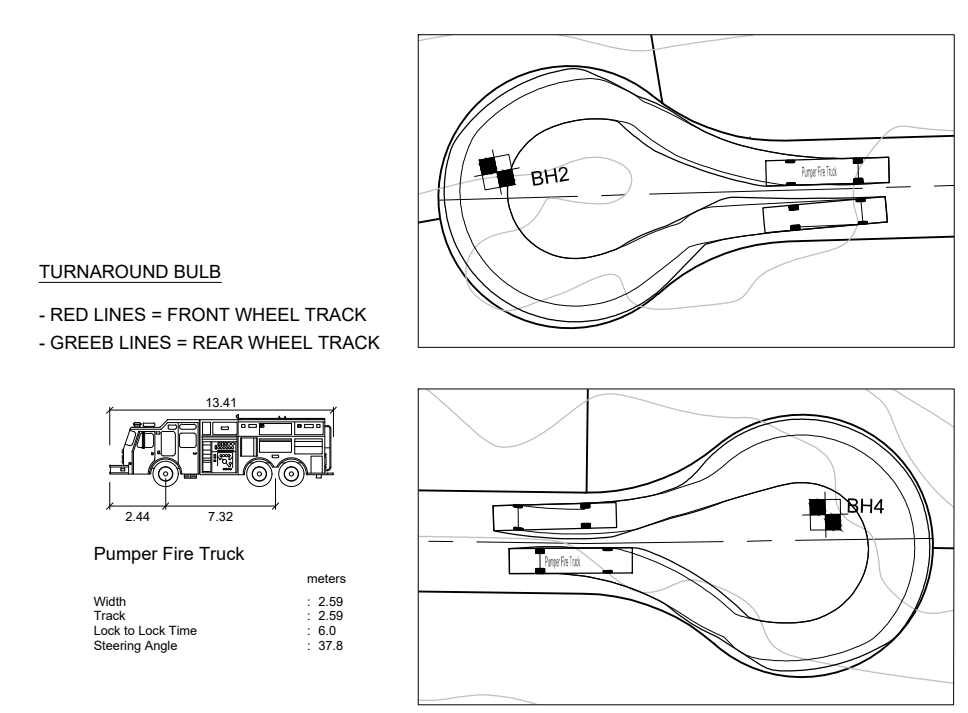
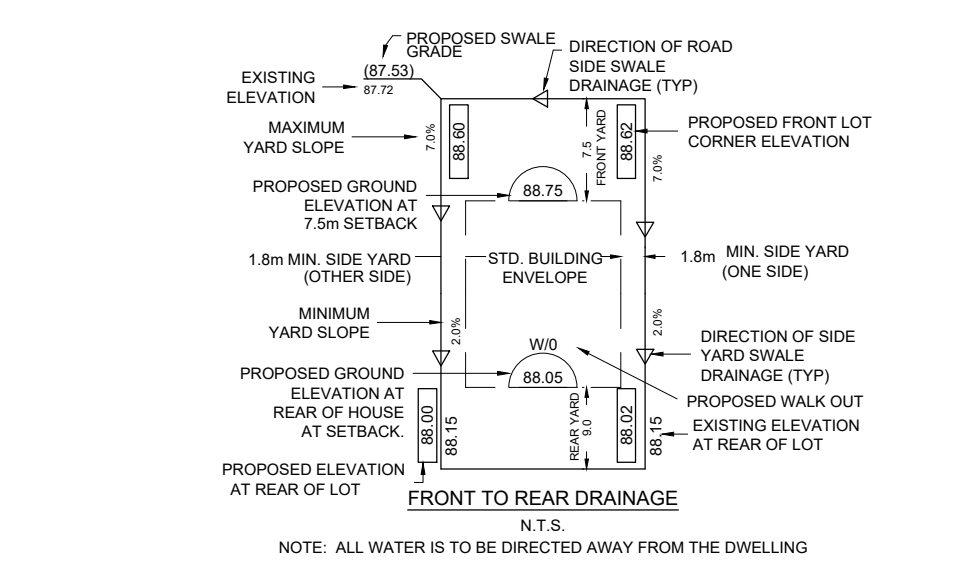


- ALL PERIMETER GRADES TO BE MAINTAINED.
- ANY GRADING OR SITE WORK WITHIN 30m VEGETATED BUFFER PLUS 6m AMENITY AREA WILL REQUIRE PERMITS FROM QUINTE CONSERVATION.



NOTES:

- GENERAL**
- ALL TRENCHING AND BLASTING IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND O.P.S.S. 120.
 - ALL SERVICES, UTILITIES, TO BE SUPPORTED AS PER O.P.S.D. 1007.01.
 - LASER ALIGNMENT CONTROL TO BE USED.
 - FOR DIMENSIONS AND DETAILS NOT SHOWN, REFER TO O.P.S.D.
 - CONTRACTOR SHALL REINSTATE ALL PRIVATE AND MUNICIPAL PROPERTIES DISTURBED DURING CONSTRUCTION, TO EXISTING CONDITIONS OR BETTER. (O.P.S.S. 504)
 - ALL SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL DESIGN CRITERIA AND STANDARDS OR ONTARIO PROVINCIAL STANDARDS.
 - ALL ELECTRICAL WORK MUST HAVE PRIOR APPROVAL OF THE MUNICIPALITY AND MUST CONFORM WITH MUNICIPAL STANDARDS/ONTARIO HYDRO CODES/ESA/AND CURRENT C.S.A. STANDARDS.
 - ALL WORK SHALL HAVE MUNICIPAL APPROVAL BEFORE COMMENCEMENT OF CONSTRUCTION AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE MUNICIPALITY.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED BY THE ACT.
 - THE CONTRACTOR SHALL INCORPORATE PREVENTIVE MEASURES FOR EROSION CONTROL OF THE CONSTRUCTION SITE AS REQUIRED BY THE MUNICIPALITY.
 - THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AT THEIR EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION AND/OR REPAIR OF EXISTING UTILITIES DISTURBED DURING CONSTRUCTION.
 - ROOF LEADERS SHALL DISCHARGE TO THE FRONT OF THE PROPERTY TO GROUND SURFACE SPLASH PADS TO PERMIT RUNOFF TO THE STREET. WEEPING TILE OR FOUNDATION DRAIN SYSTEMS SHALL NOT BE CONNECTED TO THE SEWER. PROVISION SHALL BE MADE TO DISCHARGE GROUND WATER TO THE SURFACE GRADES.
 - ALL SERVICES ON PRIVATE PROPERTY ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
 - ALL OFFSITE WORKS TO BE CONSTRUCTED AND RESTORED TO THE SATISFACTION OF THE MUNICIPALITY.
 - THESE DRAWINGS MAY INCLUDE INFORMATION PROVIDED BY OTHERS. ANINLEY GROUP BELIEVES THIS INFORMATION TO BE RELIABLE BUT HAS NOT VERIFIED ITS ACCURACY AND/OR COMPLETENESS AND, ACCORDINGLY, SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY RESULT FROM ITS INCORPORATION HEREIN.
 - SITE SERVICING (I.E. WELL AND SEPTIC PLACEMENT) TO BE COMPLETED BY OTHERS.
 - DRIVEWAY PLACEMENT TO BE COMPLETED AT THE TIME OF BUILDING PERMIT. ALL DRIVEWAYS SHALL BE COMPLETE WITH 450mm DIA. CSP CULVERT WITH INVERTS CONSISTENT WITH ROADSIDE SWALE GRADING.
 - PROPOSED APRON ELEVATIONS MAY BE ADJUSTED AS PART OF THE BUILDING PERMIT PROCESS.
 - MATCH GRADES AT PROPERTY LIMITS.
- MEASUREMENTS**
- ALL MEASUREMENTS IN METRES, PIPE SIZE IN MILLIMETERS, UNLESS OTHERWISE SPECIFIED.
- SIGNAGE**
- ALL NEW SIGNAGE TO BE PLACED IN ACCORDANCE WITH THE OTM (UNLESS OTHERWISE SPECIFIED). SIGNAGE TO INCLUDE STREET SIGNS, STOP SIGNS, BARRICADES, ETC.
- LANDSCAPING NOTES**
- ALL LANDSCAPED PORTIONS OF THE SITE TO BE FINISHED WITH MIN. 75mm TOPSOIL & SEED.
 - ALL DISTURBED PORTIONS OF THE COUNTY ROAD 7 BLVD TO BE RESTORED TO PREVIOUS CONDITION OR BETTER WITH A MINIMUM 75mm TOPSOIL AND SOD.
- ROAD DESIGN** (O.P.S.S. 206/310313314/501502/507)
- | ROAD STRUCTURE | MATERIAL SPECIFICATION |
|---|---|
| GRANULAR 'A' | 200MM O.P.S.S. 1010 |
| GRANULAR 'B' (TYPE I) OR GRANULAR 'B' (TYPE II) | 400MM O.P.S.S. 1010 (MAX. STONE SIZE 100MM) |
| | 300MM |
- 100% S.P.M.D.D. COMPACTION FOR HL3, HL8, GRANULAR ROAD BASE (GRAN 'A' AND 'B'), UTILITY CROSSINGS, AND CURB & GUTTER.
- THE CONSTRUCTION OF THE ROADS SHALL CONSIST OF REMOVING ALL ORGANIC AND LOOSE FILL MATERIALS TO EXPOSE THE UNDERLYING SILTY SAND OR GLACIAL TILL SURFACE. IN AREAS WHERE EARTH FILL IS REQUIRED, ACCEPTABLE FILL SHALL BE PLACED TO A MINIMUM OF 95% SPMD.
 - BULEVARDS SHALL BE CONSTRUCTED AS PER TYPICAL ROAD SECTION WITHIN CONSTRUCTION LIMITS.
 - ROAD STABILITY TO CONFORM TO RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (NOV 2020, ANINLEY)
- EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION**
- CONTROL OF EROSION ON CONSTRUCTION SITES AND THE REMOVAL OF SEDIMENTS FROM CONSTRUCTION SITE RUN-OFF IS VERY IMPORTANT IF DOWNSTREAM AREAS ARE TO BE PROTECTED DURING ALL CONSTRUCTION. EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:
- LIMITING THE EXTENT OF EXPOSED SOILS AT ANY GIVEN TIME.
 - REVEGETATION OF EXPOSED AREAS AS SOON AS POSSIBLE.
 - MINIMIZATION OF AREA TO BE CLEARED AND GRUBBED.
 - PROTECTION OF EXPOSED SLOPES GREATER THAN 4% WITH EROSION CONTROL BLANKETS.
 - A SILT FENCE (O.P.S.D. 219.110) TO BE INSTALLED AROUND THE PERIMETER OF STOCKPILES OF ANY TOPSOIL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED)
 - A VISUAL INSPECTION TO BE DONE DAILY ON SEDIMENT CONTROL MEASURES AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF AS PER THE REQUIREMENT OF THE CONTRACT.
 - IN SOME CASES SOME FILTER BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE THE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. NO REMOVAL WILL OCCUR IF THERE IS A RUN OFF OR PREDICTED RAIN FALL UNLESS A NEW DEVICE HAS BEEN INSTALLED TO ENSURE THE EXISTING STORM AND SANITARY SEWER SYSTEMS WILL NOT BE CONTAMINATED.
 - NO REFUELING OR CLEANING OF EQUIPMENT NEAR ANY EXISTING WATERWAYS.



LEGEND

1.75	PROPOSED GRADE	EXISTING BUTTERNUT TREE TO BE RETAINED WITH BUFFER ZONE	-----	CEMETERY BORDER
100.00	PROPOSED ELEVATION	EXISTING TREE	-----	100 YEAR FLOODLINE
100.00	EXISTING ELEVATION (INTERPOLATED)	TEST PIT LOCATION	-----	30m SETBACK
---	ENHANCED GRASSSED SWALES	PROPOSED WELL LOCATION	-----	36m SETBACK (AMENITY)
---	VEGETATED FILTER STRIPS	PROPOSED SEPTIC LOCATION		
---	PROPOSED APRON ELEVATION (100.00)			
---	PROPOSED BOTTOM OF SWALE ELEVATION			

Not Valid Unless Signed And Dated

REV.#	REVISIONS	DATE	INITIAL
1	REVISIONS PER COUNTY COMMENTS RECEIVED OCT. 15, 2021	20/01/2022	VBC
0	PRELIMINARY DESIGN	11/11/2020	VBC

SCALE: 1:1000

DESIGN: VBC

DRAWN: VBC

CHECKED: AJW

DATE: NOV 2020

CRESSY BAYSIDE ESTATES
PRINCE EDWARD COUNTY

LOT GRADING PLAN

Aninley CONSULTING ENGINEERS PLANNERS

CONTRACT No. 18538-1 DWG LG

V:\18538-1 - 1041 CR Residential Development\Drawings - Civil\Cressy Bayside Estates\18538-1 - Cressy Bayside Estates.dwg 2022-02-23 2:39 PM Victoria Chapman