

# BAY OF QUINTE

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 SITE PLAN/GRADING PLAN OF  
 2784 COUNTY ROAD 3  
 MUNICIPALITY OF THE  
 COUNTY OF PRINCE  
 EDWARD

TOWNSHIP OF AMELIASBURGH

SCALE 1 : 250



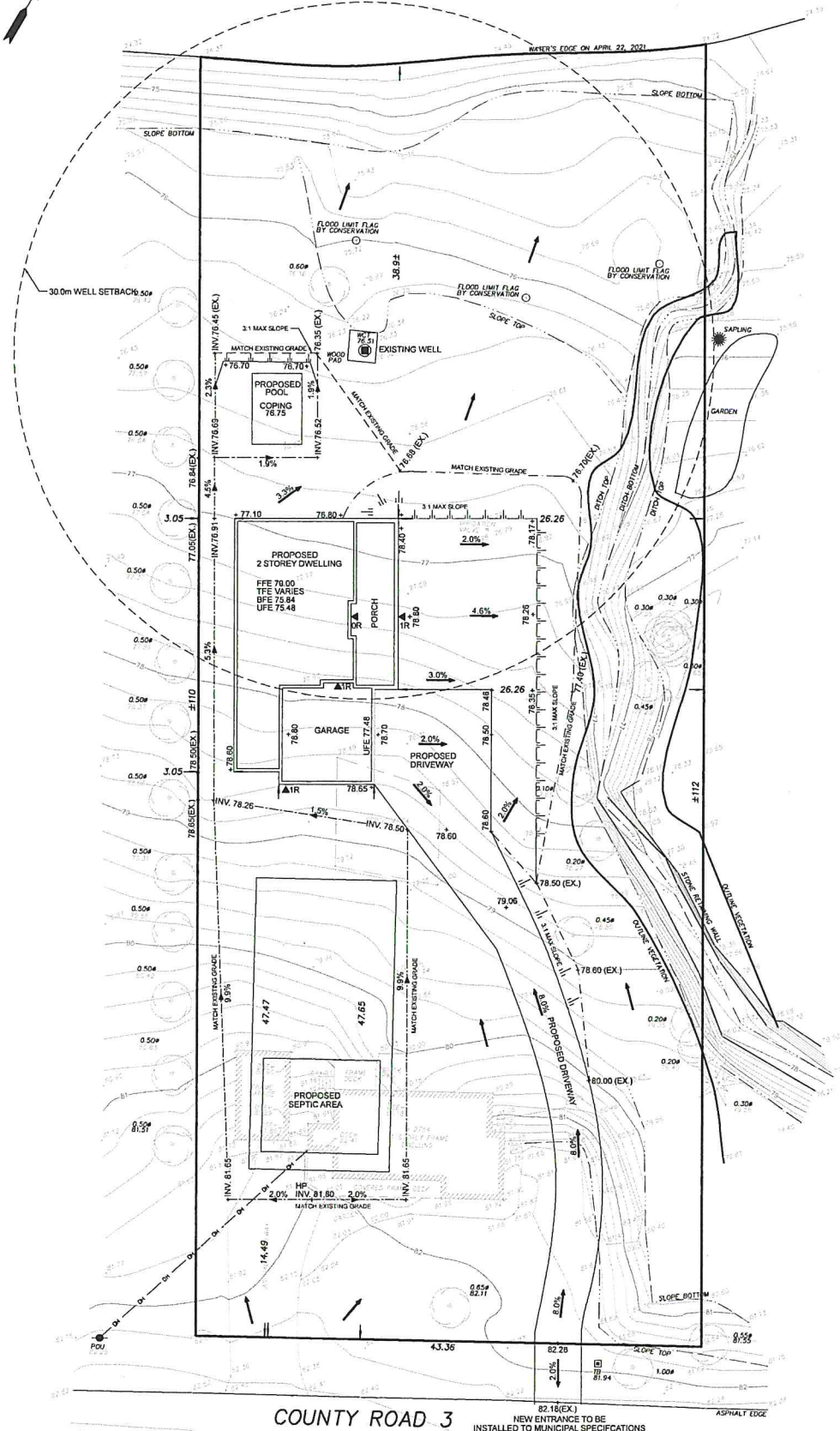
### GENERAL NOTES

1. GENERALLY, DRIVEWAY TO BE LOCATED TO MAXIMIZE SHEET FLOW DRAINAGE FROM HOUSE, DRIVEWAY, ETC.
2. GENERALLY, DRIVEWAYS TO BE GRADED WITH 2.0% MIN. GROSS FALL.
3. WHERE DITCHING IS REQUIRED, 9.0M MINIMUM 450MM LO-HED EQUIV. C.S.P.'S ARE TO BE INSTALLED UNDER PROPOSED DRIVEWAYS.
4. GENERALLY, HOUSE TO BE CONSTRUCTED UPON A 300MM, (MIN. VERTICAL APRON WITH THE TOE OF THE APRON MEETING EXISTING GRADE OF LOT.
5. GRADING OF THE APRON (I.E. WITHIN 2.4 M OF THE BUILDING) SHOULD BE MAINTAINED AT STANDARD GRADE OF BETWEEN 2% AND 5% (MIN.)
6. AREAS DISTURBED BY LOT GRADING SHALL BE LIMITED TO THOSE AREAS NECESSARY TO CONSTRUCT HOME, DRIVEWAY & SEPTIC BED.
7. DOWNSPOUTS TO BE CONSTRUCTED TO SPLASH BLOCKS.
8. MAINTAIN MINIMUM 1.22M COVER FOR FOOTINGS.
9. STEP FOOTINGS WHERE REQUIRED.
10. DRIVEWAYS TO DRAIN TO STREET.

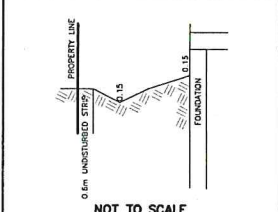
UNDERSIDE OF FOOTING MAY BE LOWER THAN ELEVATION NOTED DUE TO EXISTING CONDITIONS, EXACT DEPTH OF FOOTING TO BE DETERMINED ON SITE DURING EXCAVATION FOR FOOTING

### PLAN NOTES

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD08) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK. DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048.  
 PROPERTY DIMENSIONS SHOWN HEREON ARE IN ACCORDANCE WITH IBW SURVEYORS RECORDS. (PROJECT NUMBER A-027261)  
 CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.



### TYPICAL SWALE DETAIL



### LEGEND

- FFE FIRST FLOOR ELEVATION
- TFE TOP OF FOUNDATION ELEVATION
- BFE BASEMENT FLOOR ELEVATION
- UFE UNDERSIDE OF FOOTING ELEVATION
- EXISTING SPOT ELEVATION
- 100.00 PROPOSED ELEVATION
- SWALE DRAINAGE
- SHEET DRAINAGE
- ROOF LEADER
- MH MAINTENANCE HOLE
- CB CATCH BASIN
- POU UTILITY POLE
- WV WATER VALVE
- FH FIRE HYDRANT

### SITE STATISTICS

ZONING	RR1
LOT AREA	14788.4m <sup>2</sup>
BUILDING AREA	300.5m <sup>2</sup>
LOT COVERAGE	2.0%
BUILDING HEIGHT	8.0m (TO MAX.)
NUMBER OF STOREYS	2

**CAUTION**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.

IBW SURVEYORS  
 1800.887.0688  
 PARTY CHIEF: DS | DRAWN BY: KM | CHECKED BY: JC  
 FILE NAME: A-027261-SP-3 | PLOT DATE: APR 24 2023