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SITE PLAN/GRADING PLAN OF 184 COUNTY ROAD 28

MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD

GEOGRAPHIC TOWNSHIP OF AMELIASBURGH

SCALE 1 : 250

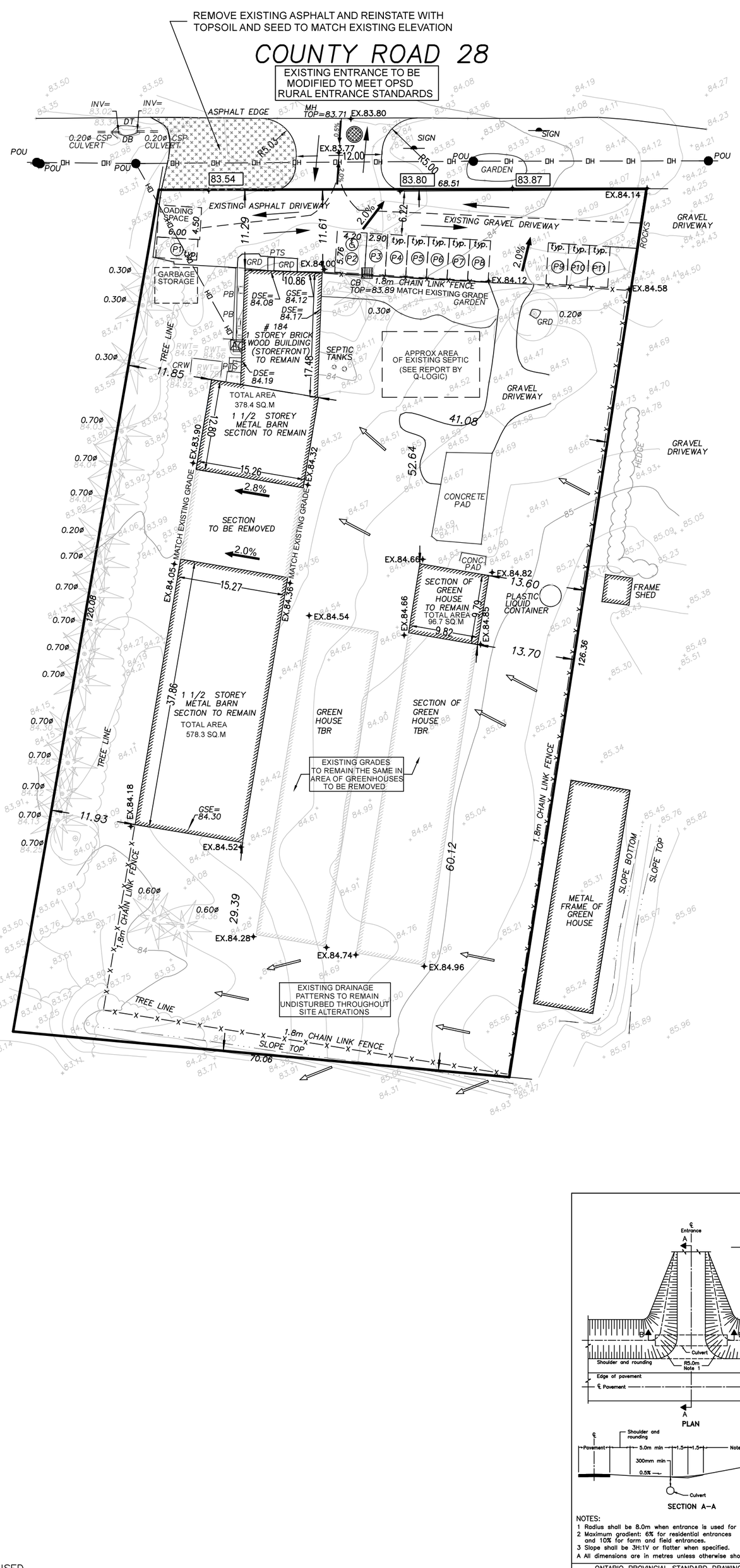
0 1 2 3 4 5 10 15

KEY PLAN – NOT TO SCALE

IMAGERY
AERIAL IMAGERY SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT DEPICT CURRENT FEATURES.

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. CROSS FALL.
3. WHERE DITCHING IS REQUIRED, 9.0M MINIMUM 450MM LO-HED EQUIV. CSP'S ARE TO BE INSTALLED UNDER PROPOSED DRIVEWAYS.
4. AREAS DISTURBED BY LOT GRADING SHALL BE LIMITED TO THOSE AREAS NECESSARY TO CONSTRUCT THE PARKING AREA AND RESTORE LANDS IN DEMOLITION AREAS.
5. 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 (CGVD28) BY 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-030087)

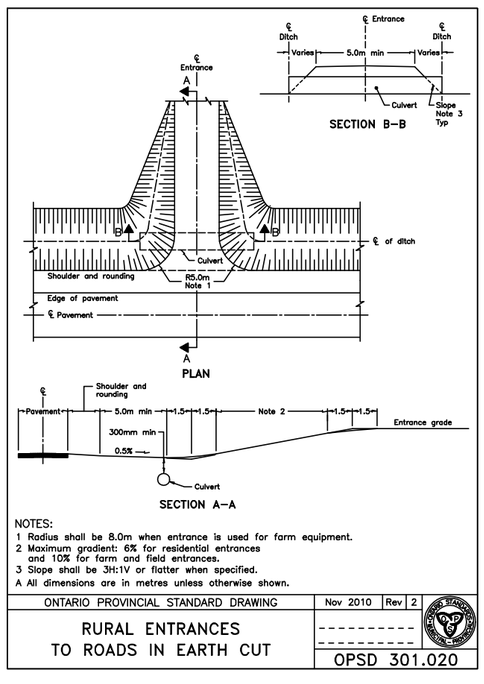
CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

LEGEND

FFE	FIRST FLOOR ELEVATION		SWALE DRAINAGE
TFE	TOP OF FOUNDATION ELEVATION		SHEET DRAINAGE
BFE	BASEMENT FLOOR ELEVATION		EXISTING DRAINAGE
UFE	UNDERSIDE OF FOOTING ELEVATION		ROOF LEADER
123.45	EXISTING SPOT ELEVATION	MH	MAINTENANCE HOLE
100.00	PROPOSED ELEVATION	CB	CATCH BASIN
EX.100.00	EXISTING ELEVATION	POU	UTILITY POLE
	SILT FENCE	TBR	TO BE REMOVED
DSE	DOOR SILL ELEVATION	BSP	BOTTOM OF SLOPE
GSE	GARAGE SILL ELEVATION	TSP	TOP OF SLOPE
AN	ANCHOR POINT	AC	AIR CONDITIONER
OH	OVERHEAD UTILITY WIRES	PTS	PATIO STONES
RWT	RETAINING WALL ELEVATION AT TOP	GRD	GARDEN
CRW	CONCRETE RETAINING WALL		SIGN
CSP	CORRUGATED STEEL PIPE		CONIFEROUS TREE W/TRUNK DIAMETER
INV	INVERT ELEVATION AT CENTRE		DECIDUOUS TREE W/TRUNK DIAMETER

SITE STATISTICS

ZONING (CURRENT)	–	RU1-55
LOT AREA	–	8470.7m^2
BUILDING AREA (PROPOSED)	–	1053.4m^2
BUILDING AREA (EXISTING)	–	2135.4m^2
TOTAL PROPOSED		
COMMERCIAL BUILDING AREA	–	857.8m^2
TOTAL PROPOSED		
RESIDENTIAL BUILDING AREA	–	195.6m^2
LANDSCAPED OPEN SPACE	–	6394.9m^2 (75.5%)
LOT COVERAGE (PROPOSED)	–	12.4%
LOT COVERAGE (EXISTING)	–	25.2%
BUILDING HEIGHT	–	EXISTING
NUMBER OF STOREYS	–	EXISTING



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.

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