

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. 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.).
4. AREAS DISTURBED BY LOT GRADING SHALL BE LIMITED TO THOSE AREAS NECESSARY TO CONSTRUCT HOME ADDITION, POOL AND DETACHED GARAGE.
5. DOWNSPOUTS TO BE CONSTRUCTED TO SPLASH BLOCKS.
6. MAINTAIN MINIMUM 1.22M COVER FOR FOOTINGS.
7. STEP FOOTINGS WHERE REQUIRED.

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

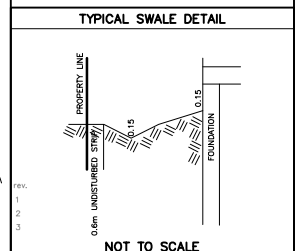
ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

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 A PLAN OF SURVEY BY IBW SURVEYORS DATED SEPTEMBER 30, 2024.

CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

100 YEAR FLOOD HAZARD AND EROSION HAZARD LIMIT PROVIDED BY QUINTE CONSERVATION AND 100 COMBINED LAKE LEVEL LIMIT DERIVED FROM SURVEY DATA FROM FIELD MEASUREMENTS TAKEN SEPTEMBER 14, 2024.



LEGEND

FFE FIRST FLOOR ELEVATION
TFE TOP OF FOUNDATION ELEVATION
BFE BASEMENT FLOOR ELEVATION
LFE UNDERSIDE OF FOOTING ELEVATION
EXISTING SPOT ELEVATION
+EX.100.00 PROPOSED ELEVATION
-OH- OVERHEAD UTILITY WIRES
DOOR SILL ELEVATION
POB MAILBOX
AC AIR CONDITIONER
AN ANCHOR POINT

SWALE DRAINAGE
SHEET DRAINAGE
ROOF LEADER
UTILITY POLE
CONFEROUS TREE
WITRUNK DIAMETER
DECIDUOUS TREE
WITRUNK DIAMETER
WELL CAP
RETAINING WALL ELEVATION AT TOP

SITE STATISTICS	
ZONING	LSR
LOT AREA	2616.5m ²
PROP. ADDITIONS	96.9m ²
PROP. GARAGE	105.3m ²
EXISTING DWELLING AREA	115.8m ²
EXISTING DECK AREA	255.6m ²
PROP. DECK AREA	88.1m ²
TOTAL BUILDING AREA	661.7m ²
TOTAL LOT COVERAGE	25.3%
BUILDING HEIGHT	EX.
NUMBER OF STOREYS	EX.

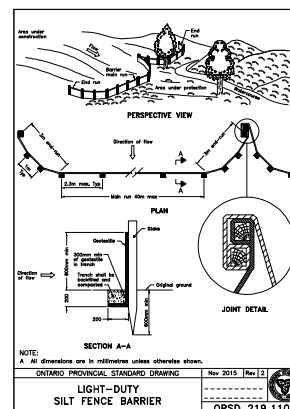
SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THIS GRADING PLAN FOR THE DWELLING (#266B GREEN POINT LANE). IT IS MY BELIEF THAT THE GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT ON ADJACENT PROPERTIES.

JULY 2 2025

Date

GAVIN R. TYLER
Ontario Land Surveyor



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.