

C:\Engineering\000 - DEV AND PLNG - GENERAL\Lot Grading and Drainage\2017.06.27 CKL Grading Template - Rural.dwg

- MANDATORY GENERAL NOTES**
1. DRAINAGE SHALL BE SELF-CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES OR DRAIN TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
  2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREA, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
  3. INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBOURING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
  4. ALL DOWNSPOUTS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ONTO A SPLASH PAD OR APPROVED EQUIVALENT.
  5. SUMP PUMP DISCHARGE POINTS MUST BE CONTAINED WITHIN PRIVATE PROPERTY OR BE CONNECTED TO CITY STORM SEWER. IN NO CASE MAY STORM DRAINAGE BE DIRECTED TO OR CONNECTED TO A SANITARY SEWER.
  6. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
  7. ALL DISTURBED AREAS ARE TO BE SODED OR SEEDED OVER A MINIMUM OF 150mm OF TOPSOIL OR APPROVED EQUIVALENT.
  8. THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE.
  9. A COPY OF THE "REVIEWED BY ENGINEERING" LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
  10. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN FINAL GRADE AND TOP OF FOUNDATION WALL.
  11. SWALES WITH LESS THAN 2% SLOPE HAVE POTENTIAL FOR PONDING WATER.
  12. THE SUBMISSION OF THIS PLAN REPRESENTS THAT THE OWNER HEREBY ACKNOWLEDGES THAT ANY GRADING CHANGES THAT OCCUR DURING CONSTRUCTION THAT RESULT IN ADVERSE EFFECTS TO EXISTING ADJACENT PROPERTIES WILL RESULT IN THE REQUIREMENT OF AN AS-CONSTRUCTED SITE GRADING PLAN.
- ADDITIONAL SITE SPECIFIC NOTES: (DESIGNER PROPONENT TO LIST)

**KEY PLAN:**  
(INSERT KEY MAP HERE)



**BENCHMARK:**  
(INSERT BENCHMARK INFORMATION HERE)

SOURCE OF SURVEY INFORMATION:

- LEGEND:**
- HYDRANT
  - HYDRO TRANSFORMER
  - DIRECTION OF FLOW
  - SWALE
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - (DIM.) DIMENSION
  - LIGHT STANDARD
  - HP HIGH POINT
  - PR. ELEV. PROPOSED ELEVATION
  - TRES/PLANTINGS
  - (MH) MANHOLE
  - BELL PEDESTAL
  - IB IRON BAR
  - SUMP PUMP DISCHARGE
  - DOWNSPOUT
  - COMMUNITY MAILBOX
  - CATCHBASIN

IS THIS PLAN SUBJECT TO A PLAN OF SUBDIVISION AND/OR OVERALL LOT GRADING AND DRAINAGE PLAN?  
YES  NO

IF YES, INDICATE SUBDIVISION PLAN NO. 57M- AND PROVIDE THE CONSULTING ENGINEER'S CERTIFICATION OF THIS PLAN.

COMPANY INFORMATION		SIGNATURE:		

No.	REVISION	DATE	BY	APPROVED
1				

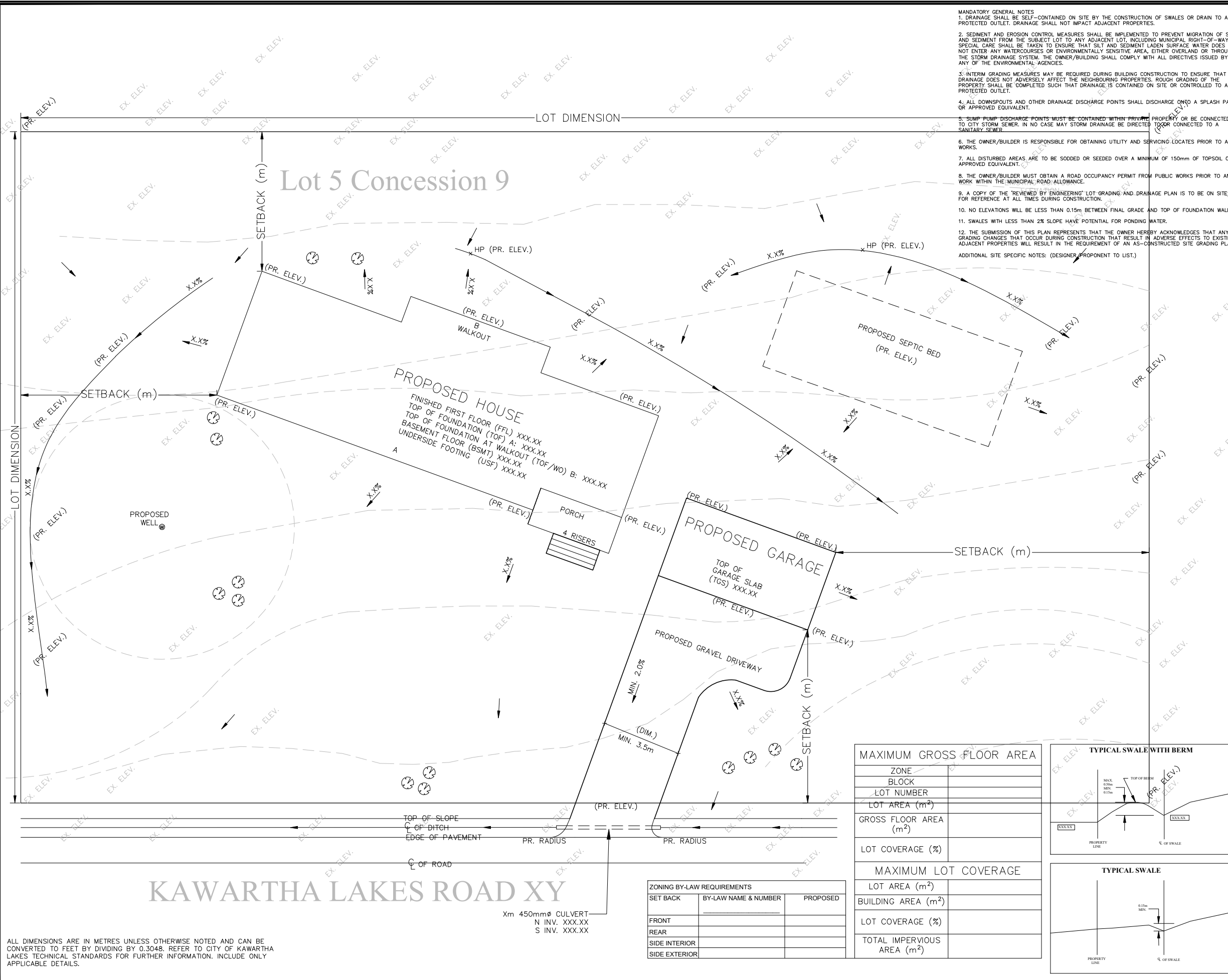
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**LOCATION INFORMATION**

CIVIC ADDRESS:  
 GEOGRAPHIC AREA: (FORMER TOWNSHIP/VILLAGE/TOWN)  
 BUILDING PERMIT No.:  
 BUILDER:  
 OWNER APPLICANT:  
 LEGAL DESCRIPTION:  
 ROLL No.:

LOT GRADING PLAN - RURAL

DESIGNED BY:	SCALE:	PROJECT No.
CHECKED BY:	HORIZONTAL:	DRAWING:
DRAWN BY:		SHEET No.
DATE:		



**MAXIMUM GROSS FLOOR AREA**

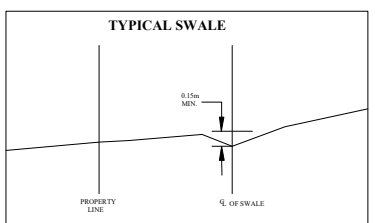
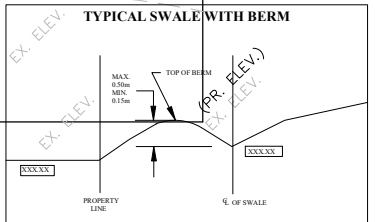
ZONE	
BLOCK	
LOT NUMBER	
LOT AREA (m <sup>2</sup> )	
GROSS FLOOR AREA (m <sup>2</sup> )	
LOT COVERAGE (%)	

**MAXIMUM LOT COVERAGE**

LOT AREA (m <sup>2</sup> )	
BUILDING AREA (m <sup>2</sup> )	
LOT COVERAGE (%)	
TOTAL IMPERVIOUS AREA (m <sup>2</sup> )	

**ZONING BY-LAW REQUIREMENTS**

SET BACK	BY-LAW NAME & NUMBER	PROPOSED
FRONT		
REAR		
SIDE INTERIOR		
SIDE EXTERIOR		



ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. REFER TO CITY OF KAWARTHA LAKES TECHNICAL STANDARDS FOR FURTHER INFORMATION. INCLUDE ONLY APPLICABLE DETAILS.