LEGEND

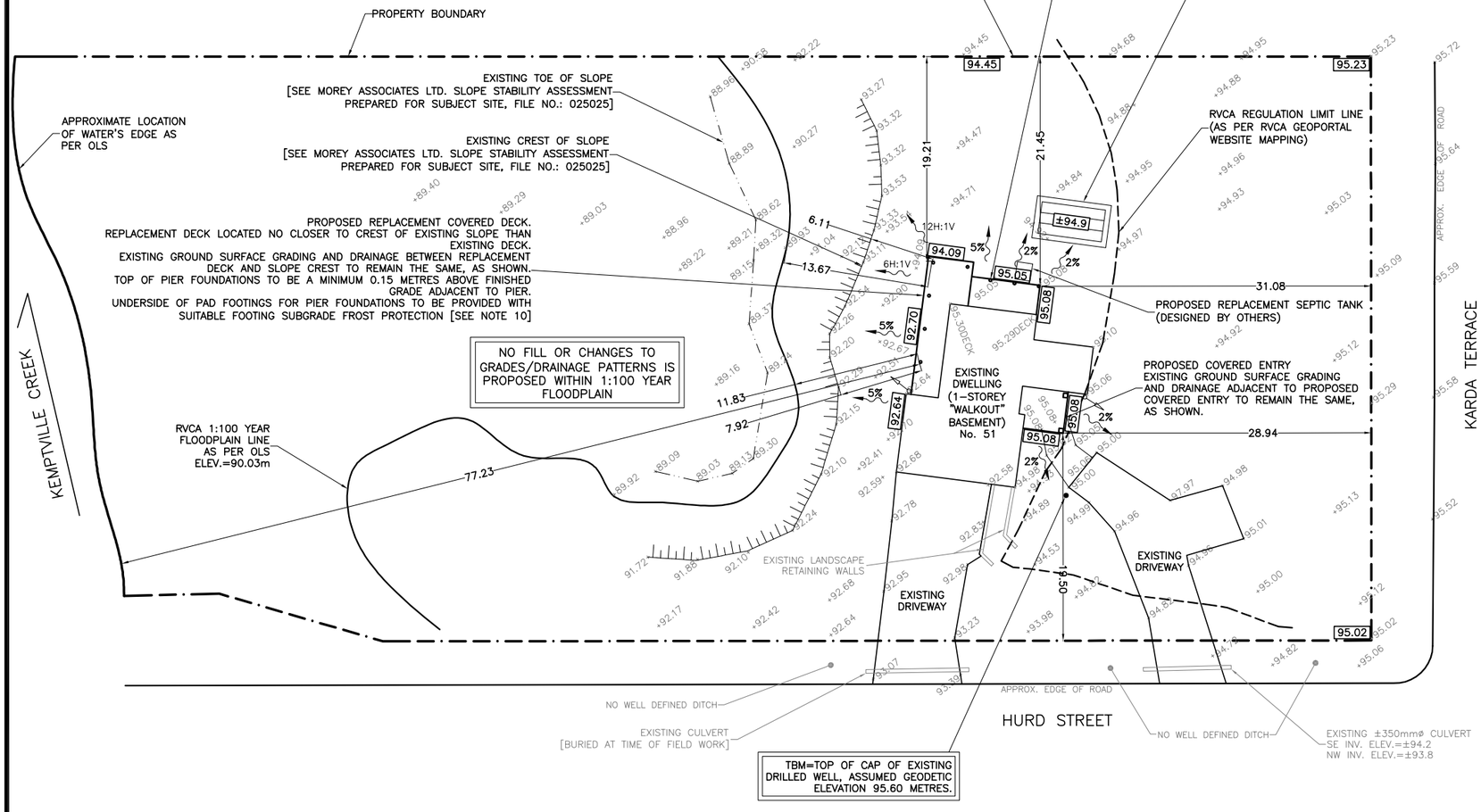
- EXISTING SPOT ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED DRAINAGE SLOPE
- EXISTING DRAINAGE PATTERN TO REMAIN
- PROPOSED EAVESTROUGH DOWNSPOUT & DRAINAGE DIRECTION
  Provide all proposed "roof leaders" with a suitable splash pad/block at outlet that promotes sheet flow and protects from surficial erosion
- EXISTING CREST OF SLOPE

SPECIAL NOTES:

- Proposed site development fill volume (due to grade raises) within the 100 year floodplain = 0 m³
- Proposed site development fill volume (due to exterior grade raises) within the RVCA regulation limit = ±5 m³
- See Note 17

SPECIAL NOTE

The Notes on this drawing form an integral part of the grading plan and should be read by the user.



NOTES:

1. All dimensions and elevations are in metres, unless otherwise indicated. Do not scale drawing.
2. TBM = As shown/described on drawing, assumed Geodetic elevation 95.60 metres. Geodetic elevations shown on drawing are derived from the Can-Net VRS Real-Time GNSS network at the time of the fieldwork. Morey Associates Ltd. accepts no responsibility for any third party use of the above mentioned TBM.
3. Property boundary information, existing dwelling size/location, 1:100 year floodplain line, and some existing topography shown on this drawing is from or referenced from Annis, O'Sullivan, Vollebekk Ltd. sketch showing "RVCA 1:100 Year Floodplain Elevation Contour, 51 Hurd Street, Kemptville, Municipality of North Grenville, County of Grenville", sketch not dated, provided to us by client by email dated February 28, 2025. The proposed replacement decks and covered entry sizes/locations shown on this drawing is based on the Lockwood Brothers Construction plans titled "Aldham", no revision date, dated May 29, 2024, provided to us by client by email dated February 28, 2025. This drawing should not be used at time of construction to locate the proposed replacement decks at the site. The original topography/ground elevations, structure locations and existing site features shown on this plan are supplied for design and approval purposes only and assumed to be accurate. The topographical field work was carried out under winter conditions and as such some topographical information may have been affected and/or obscured due to snow and ice ground cover conditions. It shall be the responsibility of the contractor to verify the accuracy of all information obtained from plans for construction purposes.
4. This drawing is not a legal survey plan. This drawing is not a site control plan. This drawing is not a septic system design. This drawing is not a landscape design plan.
5. The intent of this grading plan drawing is to show the potential for surface water drainage to be directed away from the proposed replacement decks and proposed front porch at the site. Surface water ponding may occur at the site.
6. All dimensions to be verified on site by contractor prior to construction.
7. Boundary information and proposed structures' locations/sizes and dimensions shown on this drawing have been provided to us or derived from information provided to us by others. Information provided to us by others is assumed to be accurate and verification of information provided to us by others is outside the scope of this drawing (see Note 22). Morey Associates Ltd. should be retained if dimensions verified on site by contractor differ from this drawing as this may require design changes.
8. Design and location of all utilities, such as but not limited to, hydro wires, telephone wires, cable wires, gas lines, underground services, etc., and easements are outside the scope of this grading plan drawing. Contractor is responsible for location and protection of all existing and proposed utilities and easements. Morey Associates Ltd. accepts no responsibility and no liability for damage to services, utilities, and structures due to construction operations.
9. Client is responsible for acquiring all necessary permits. This drawing is not for construction until all necessary permits have been acquired.
10. Information regarding top of pier foundations and underside of pier foundations pad footings for the proposed replacement decks and covered entry shown on this drawing is based on the above mentioned Lockwood Brothers Construction plans, on providing a minimum 1.8 metres of earth cover above underside of pier foundations pad footings, and on providing a minimum 0.15 metre difference between the top of pier foundations level(s) and the adjacent proposed finished grade level(s). Should less than 1.8 metres of adequate cover above pier foundations pad footings be provided, rigid insulation in combination with earth cover may be required for footing subgrade frost protection purposes. No adverse undermining of the existing dwelling footings is to take place. The existing dwelling's underside of footing elevation has not been provided as at time of preparation of this drawing. Contractor is responsible to determine the existing dwelling's USF level prior to construction and ensure that no adverse undermining of the existing dwelling footings is to take place, regardless of what is shown on this drawing.
11. The underside of footing elevations and finished grade at the proposed replacement decks/covered entry has been set based on limited information and may not have accounted for actual groundwater and/or soil/bedrock conditions at the proposed replacement decks/covered entry location. It should be noted that groundwater levels are expected to fluctuate seasonally. Higher groundwater levels are expected during wet periods of the year such as the early spring. Contractor and/or owner is responsible for determining, prior to or at time of excavating, if the actual in-situ groundwater and/or soil/bedrock conditions at the proposed replacement decks/covered entry location warrant changes to the USF elevation and/or finished grade at the proposed replacement decks/covered entry. As such, if consideration is being given by the contractor and/or owner for changes to the USF elevation and/or finished grade at the proposed replacement decks/covered entry, Morey Associates Ltd. should be retained as this may require changes to this drawing.
12. Finished grade to slope downwards and away from proposed replacement decks/covered entry everywhere, whether or not indicated on this drawing.
13. Maximum allowable proposed landscape (overburden) slope on site is 3H:1V. Finished grade adjacent to proposed replacement decks/covered entry to slope downwards and away from proposed replacement decks/covered entry at all sides at a minimum of 2% (minimum 1% for concrete slabs) and a maximum of 5% out beyond those structures a minimum 0.5 metres. Beyond 0.5 metres the finished grade slope downwards and away from proposed replacement decks/covered entry may be increased up to 3H:1V.
14. The proposed grades have been set for the proposed replacement decks/covered entry areas at the subject site only. All grading and drainage control beyond the proposed subject replacement decks/covered entry areas and beyond the subject site property boundaries and within the Municipal roadway right-of-way is outside the scope of this grading plan and is the responsibility of the property owners and the Municipality, respectively. Any proposed/existing retaining wall(s) material and retaining wall(s) design is by others and is outside the scope of this drawing. Any requirements for guards/railings in relation to any proposed/existing retaining walls is outside the scope of this drawing.
15. No excess overland drainage, during and after construction should be directed onto the neighbours' properties and no alteration to existing grade and drainage pattern on or beyond property lines is to take place.
16. Contractor is to ensure eavestrough drainage (if eavestroughs are to be installed - eavestroughs are not an OBC requirement) outletting at proposed downspouts is ultimately directed to a legal drainage outlet (ie: existing catch basin/storm sewers/drainage easement/historical drainage outlet/on-site infiltration/etc.), and that no eavestrough drainage outletting at proposed downspouts is directed overland onto neighbouring properties. Contractor to ensure that proposed eavestroughs and downspouts are adequate to convey the proposed replacement (covered) deck/covered entry roof drainage.
17. Fill volumes indicated on this drawing are not for cost estimate purposes and are only for conservation authority permit purposes and have been estimated based on assumptions regarding site construction. Any fill imported to the subject site is to be free of contamination and deleterious material.
18. The soil subgrade conditions at the proposed replacement decks/covered entry locations should be verified as acceptable by qualified geotechnical personnel from an allowable soil bearing pressure point of view for the proposed dwelling addition construction at the site. It is the responsibility of the contractor and/or owner to retain qualified geotechnical personnel to carry out the above prior to or at time of excavating.
19. This drawing has been prepared for the exclusive use of Lockwood Brothers Construction for the purposes of obtaining municipal/RVCA permits only. This drawing has not been prepared for the purposes of contractors bidding on the construction of the proposed grading and drainage works. Contractors bidding on or undertaking the grading and drainage works should examine the information shown on this drawing, satisfy themselves as to the adequacy of the information for construction [which may require site investigation(s), additional design work, preparation of additional drawings, etc.] and how it affects their construction techniques, schedule, safety, equipment capabilities and costs.
20. By use of this drawing for construction of the project, the client/owner confirms that they have reviewed and approved the drawing and the contractor confirms that they have visited the site, familiarized themselves with the local conditions, verified field dimensions and correlated their observations with the requirements of the drawing.
21. This drawing provides a limited illustration of the work to be done to construct the proposed grading and drainage works. Morey Associates Ltd. is not responsible for the means, methods, techniques, sequences and/or procedures used to carry out the work, or the safety aspects of construction, and nothing on this drawing expressed or implied changes this condition. Contractor shall determine all conditions at the site and shall be responsible for knowing how they affect the work.
22. Morey Associates Ltd. accepts no responsibility for any deficiency, misstatement or inaccuracy shown on this drawing as a result of information provided to us by others. Morey Associates Ltd. accepts no responsibility for any damages and/or delays to construction due to any deficiency, misstatement or inaccuracy shown on this drawing as a result of information provided to us by others.
23. It is the responsibility of the contractor and/or owner and/or user of this drawing to obtain and follow the engineer's guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are alleged regarding this drawing and with respect to actual in-situ conditions at the site as it relates to this drawing. The engineer waives any and all responsibility and liability for problems which arise from failure to follow this drawing, specifications and the design intent they convey, or for problems which arise from others' failure to obtain and/or follow the engineer's guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are alleged and/or from others' failure to obtain and/or follow the engineer's guidance with respect to actual in-situ conditions at the site as it relates to this drawing.
24. Morey Associates Ltd. reserves the right to define and interpret any and all notes, values, lines, shapes and design intent on this drawing and those definitions and interpretations shall govern the use and intent of this drawing prior to, during, and after construction.
25. Any changes to this design/drawing must be verified and approved by Morey Associates Ltd. If any changes to this design/drawing are made without obtaining Morey Associates Ltd. written consent, the client and/or contractor shall assume full responsibility for the results of such changes and the client and contractor agrees to waive any claim against Morey Associates Ltd. and to release Morey Associates Ltd. from any liability arising directly or indirectly from such unauthorized changes. In addition, the client and contractor agrees, to the fullest extent permitted by law, to indemnify and hold harmless Morey Associates Ltd. from any damages, liabilities or cost, including reasonable attorney's fees and cost of defence, arising from such unauthorized changes.

LICENSED PROFESSIONAL ENGINEER
D.G.MOREY
100208030
Mar. 17/25
PROVINCE OF ONTARIO

DRAWING

GRADING PLAN

REV.	DRAWN BY	DATE	DESCRIPTION

LOCATION

51 HURD STREET
MUNICIPALITY OF NORTH GRENVILLE
ONTARIO

PROJECT

EXISTING DWELLING
PROPOSED REPLACEMENT DECKS AND
PROPOSED COVERED ENTRY

CLIENT

LOCKWOOD BROTHERS CONSTRUCTION

DATE	DRAWING No.	DRAWN BY	SCALE	FILE NO.
March 14, 2025	1 of 1	DGM	1:500	025025

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