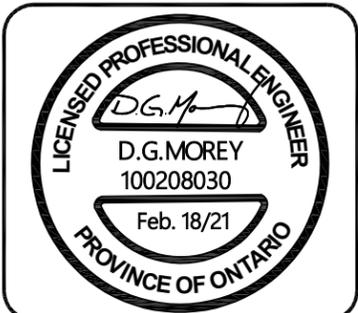


LEGEND

+99.99	EXISTING SPOT ELEVATION (February 2021)	←	PROPOSED DRAINAGE SLOPE
99.99	PROPOSED FINISHED GRADE ELEVATION	~	APPROXIMATE EXISTING DRAINAGE PATTERN TO REMAIN
			PROPOSED LANDSCAPE SLOPE (3H:1V MAX.)

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

- NOTES:**
- All dimensions and elevations are in metres, unless otherwise indicated. Do not scale drawing.
 - TBM = Nail in existing utility pole, as shown on drawing, assumed Geodetic elevation 127.97 metres. Geodetic elevations shown on drawing are derived from the Can-Net VRS Real-Time GNSS network (CGVD2013) at the time of the fieldwork. Morey Associates Ltd. accepts no responsibility for the above mentioned TBM.
 - Property boundary information shown on drawing is from portion of legal survey plan provided by client by email dated January 28, 2021 and from site plan drawing prepared by and provided to us by client by email dated January 29, 2021. No legal survey for entire subject site was provided to us by client and as such the property boundary information shown on this drawing should be considered approximate. Proposed dwelling size/location shown on drawing is from Evergreen Concepts Inc. house plans, titled "Riendeau", dated Mar 25, 20, provided to us by client by email dated January 28, 2021. No building plans were provided at time of preparation of this drawing for the proposed detached garage shown on this drawing. The topographical fieldwork was carried out under winter conditions and as such some topographical information and site features may have been affected and/or obscured due to snow and ice ground cover conditions. 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. It shall be the responsibility of the contractor to verify the accuracy of all information obtained from plans for construction purposes.
 - This drawing is not a legal survey plan. The drawing is not a site control plan. This drawing is not a sewage system design. This drawing is not a landscape plan.
 - The intent of this grading plan drawing is to show surface water drainage directed away from the proposed dwelling. The grading plan drawing and drawing notes indicates surface water drainage directed away from the proposed dwelling and as such no surface water ponding should occur adjacent to the dwelling during typical rain events, however, surface water ponding may occur at the subject site out beyond the dwelling.
 - All dimensions to be verified on site by contractor prior to construction.
 - Boundary information and dimensions shown on this drawing have been provided to us or derived from information provided to us by others. As such Morey Associates Ltd. should be contacted/retained if dimensions verified on site by contractor differ from this drawing as this may require design changes. Morey Associates Ltd. accepts no responsibility for information provided to us by others.
 - 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 design drawing. Contractor is responsible for location and protection of all existing and proposed utilities and easements.
 - Client is responsible for acquiring all necessary permits. This drawing is not for construction until all necessary permits have been acquired.
 - Top of foundation (TOF) and underside of footing (USF) elevations for proposed dwelling is as shown on drawing and is based on the above mentioned house plans indicating a 1.61 metre high foundation wall and a 0.2 metre thick footing. Foundation walls to be "stepped down" at the walkout basement area of the proposed dwelling as indicated on the finalized and approved foundation design (prepared/designed by others).
 - The underside of footing elevation and finished grade at the proposed building have been set based on the limited information available and may not have accounted for actual groundwater and/or soil/bedrock conditions at the proposed building location and should be verified as acceptable by a qualified geotechnical engineer upon completion of the excavation. If groundwater and/or evidence of high groundwater level is encountered at or above proposed USF elevation at time of construction raising the proposed USF elevation may be required. Where less than 1.5 metres of earth cover above the USF level is provided, rigid insulation in combination with earth cover may be required for footing frost protection purposes.
 - Finished grade to slope downwards and away from proposed building everywhere, whether or not indicated on this drawing. No building plans were provided at time of preparation of this drawing for the proposed detached garage shown on this drawing and as such the proposed finished grade adjacent to the proposed detached garage are based on limited information/assumptions regarding the foundation/construction type of the proposed detached garage.
 - Maximum allowable landscape (overburden) slope on site is 3H:1V. Finished grade adjacent to proposed building to slope downwards and away from proposed building at all sides at a minimum of 2% and a maximum of 7% out beyond building a minimum 0.5 metres. Beyond 0.5 metres the finished grade slope downwards and away from proposed building may be increased up to 3H:1V.
 - Bedrock has been observed at relatively shallow depths within the generally site area/region. It is important to note that due to a possible shallow level of the surface of the bedrock at the site some bedrock excavation may be required (which could include hoe ramming/blasting) to achieve some of the grading and drainage details shown on this drawing.
 - The proposed grades have been set for subject site grading and drainage only. All grading and drainage control beyond the subject site property boundaries and within any Township roadway right-of-ways is outside the scope of this grading plan and is the responsibility of the property owners and the Township, respectively.
 - No access drainage, during and after construction should be directed onto the neighbours' properties and no alteration to existing grade and drainage pattern beyond property lines is to take place, unless approved by the neighbouring property owner(s)/Township.
 - Exact eave/through downspout locations are to be determined at time of construction by contractor. Contractor is to ensure eave/through drainage outletting at downspouts is directed away from the proposed dwelling and sewage system and that no eave/through drainage outletting at downspouts is directed onto neighbouring properties. Contractor to ensure that proposed eave/throughs and downspouts are adequate to convey the proposed building roof drainage.
 - This drawing has been prepared for the exclusive use of Evergreen Concepts Inc. for the purposes of obtaining a Township building permit. 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 and how it affects their construction techniques, schedule, safety, equipment capabilities and costs. See Notes 19 to 22.
 - 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.
 - 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.
 - The engineer waives any and all responsibility and liability for problems which arise from failure to follow this plan, 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. 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.
 - 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.



DRAWING			
GRADING PLAN			
REV.	DRAWN BY	DATE	DESCRIPTION
LOCATION			
237 BORDEN ROAD CARLETON PLACE ONTARIO			

PROJECT				
PROPOSED SINGLE FAMILY DWELLING				
CLIENT				
EVERGREEN CONCEPTS INC.				
DATE	DRAWING No.	DRAWN BY	SCALE	FILE NO.
February 12, 2021	1 of 1	DGM	1:300	021074

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