



- NOTES:**
- All dimensions and elevations are in metres, unless otherwise indicated. Do not scale drawing.
  - TBM = Nail in existing utility pole, located as shown/described on drawing, assumed Geodetic elevation 92.85 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.
  - Property boundary information shown on drawing is from portions of legal survey plans, provided to us by client. Proposed dwelling size shown on drawing is from Humphreys Architectural Drafting Inc. house plans, titled "Proposed Residence for Chris and Shannon French and Family, Rideau River Road, Township of North Grenville (formerly Oxford-on-Rideau)", dated April 2021, provided to us by client by email dated April 22, 2021. The proposed dwelling location shown on drawing is referenced from site sketch plan, provided to us by client by email dated January 6, 2021. 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 and sewage system. The grading plan drawing shows surface water drainage directed away from the proposed dwelling and sewage system and as such no surface water ponding should occur adjacent to those structures during typical rain events, however, surface water ponding may occur at the subject site out beyond those structures.
  - 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. 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 design drawing (see Note 22). Morey Associates Ltd. should be retained if dimensions verified on site by contractor differ from these drawings as this may require design changes.
  - 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 3.02 metre difference between the TOF and USF at the front of the proposed dwelling, a 1.45 metre difference between the USF level at the front of the dwelling and the walkout basement portion of the proposed dwelling, and a 1.73 metre difference between the TOF and USF at the walkout basement portion of the proposed dwelling. The foundation walls/footings should be "stepped/checked down" as per the finalized and approved foundation design (prepared by others). The TOF and USF elevations for the proposed detached garage are based on providing a minimum 1.5 metres of earth cover above the USF level for footing subgrade frost protection purposes.
  - The underside of footing elevation and finished grade at the proposed buildings 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 locations 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 elevations may be required. If at time of construction less than 1.5 metres of earth cover above the USF level is not provided then rigid insulation in conjunction with earth cover may be required for footing subgrade frost protection.
  - Finished grade to slope downwards and away from proposed buildings everywhere, whether or not indicated on this drawing.
  - Maximum allowable proposed landscape (overburden) slope on site is 3H:1V. Finished grade adjacent to buildings to slope downwards and away from proposed buildings at all sides at a minimum of 2% and a maximum of 5% out beyond building a minimum 0.6 metres. Beyond 0.6 metres the finished grade slope downwards and away from proposed buildings may be increased up to 3H:1V.
  - 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 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.
  - No excess 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.
  - 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 ultimately directed to a legal drainage outlet 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.
  - Fill volumes indicated on drawing are not for cost estimate use and are only for conservation authority permit purposes and have been estimated based on assumptions regarding site construction. Any fill imported to subject site is to be free of contamination and deleterious material.
  - No stockpiling of any soil material (native or imported) should take place on the "water side" of the proposed buildings. Any stockpiling of soil material at the site during construction should take place as far away from the Rideau River as reasonably possible.
  - This drawing has been prepared for the exclusive use of Chris French for the purposes of obtaining a municipal building permit/RVCA 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 20 to 23.
  - 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.
  - 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.
  - The engineer waives any and all responsibility and liability for problems which arise from failure to follow these plans, 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.

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

**LEGEND**

$+99.99$	EXISTING SPOT ELEVATION
$99.99$	PROPOSED FINISHED GRADE ELEVATION
$\rightarrow$	PROPOSED DRAINAGE SLOPE
$\sim$	EXISTING DRAINAGE PATTERN TO REMAIN
$\text{     }$	PROPOSED MAX. 3H:1V LANDSCAPE SLOPE

**SPECIAL NOTES:**

- Approximate proposed site development fill volume (due to grade raises) within the 100 year floodplain = 0 m<sup>3</sup>
- Approximate proposed site development fill volume (due to grade raises) within the RVCA regulation limit = ±400 m<sup>3</sup>
- See Note 17



DRAWING			
<b>GRADING PLAN</b>			
REV.	DRAWN BY	DATE	DESCRIPTION
LOCATION			
1075 RIVER ROAD LOT 10, CONCESSION 1 MUNICIPALITY OF NORTH GRENVILLE ONTARIO			

PROJECT				
<b>PROPOSED SINGLE FAMILY DWELLING</b>				
CLIENT				
DATE				
April 23, 2021	DRAWING No.	DRAWN BY	SCALE	FILE NO.
	1 of 1	DGM	1:500	021021

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**MOREY ASSOCIATES LTD.**  
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