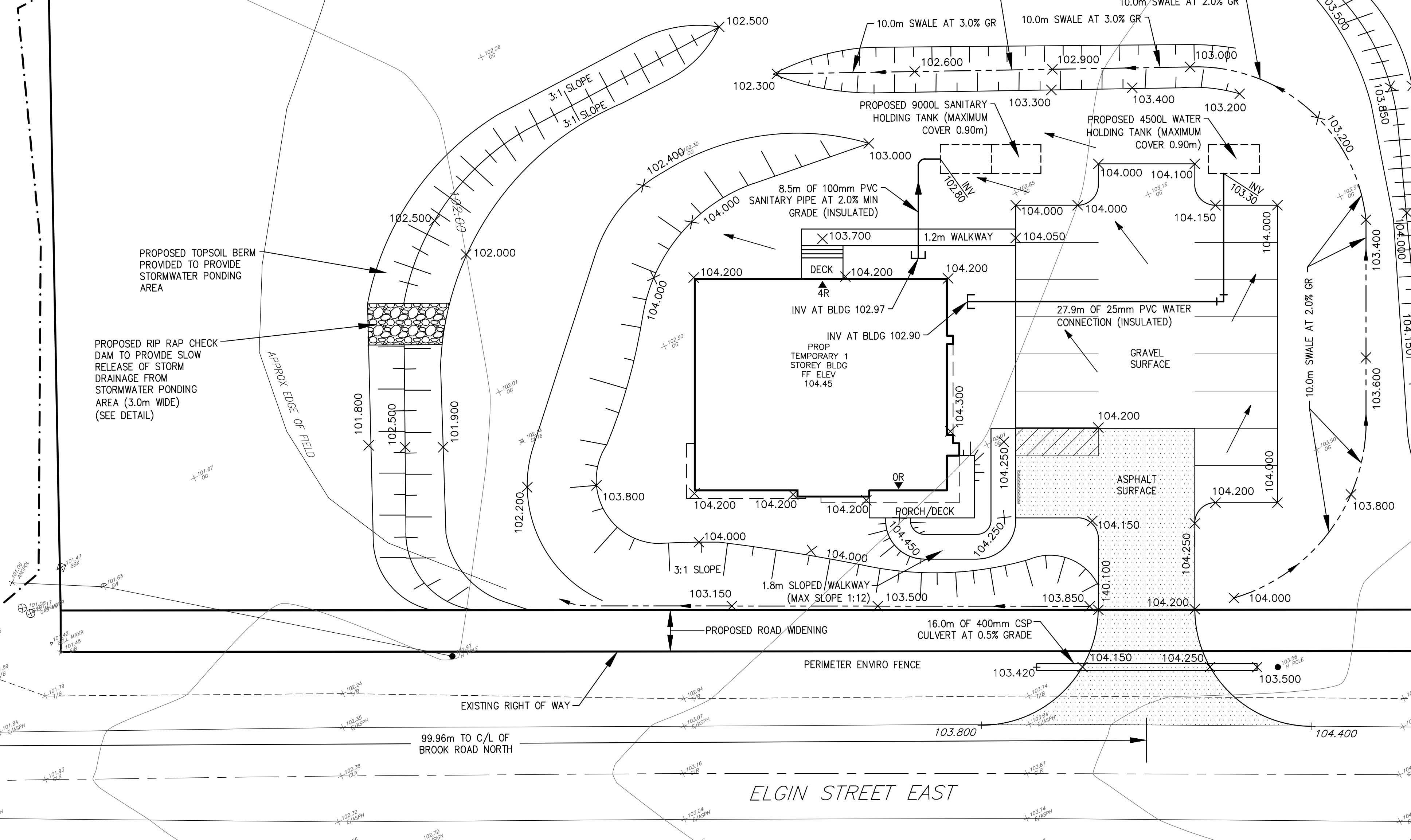
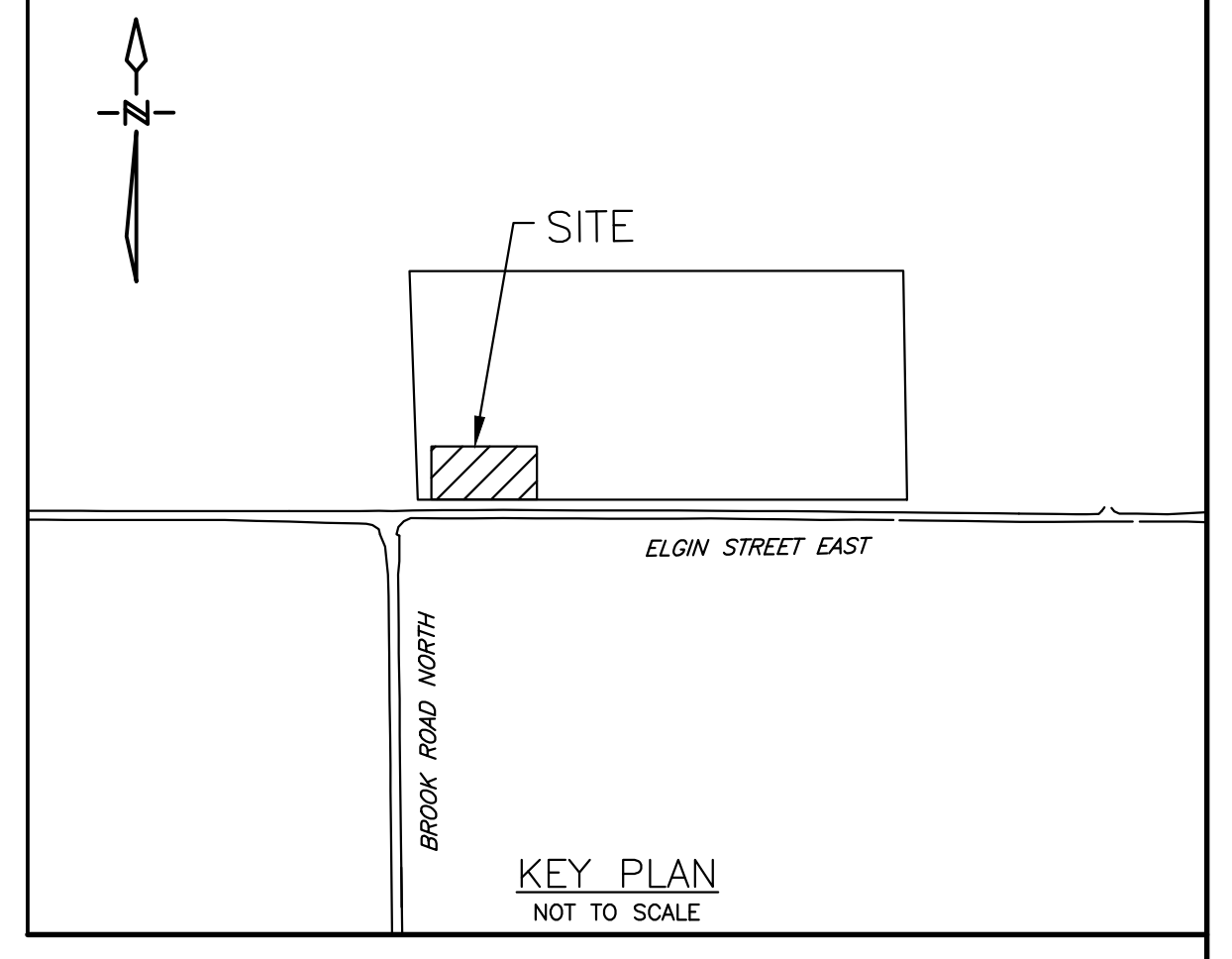


101.54

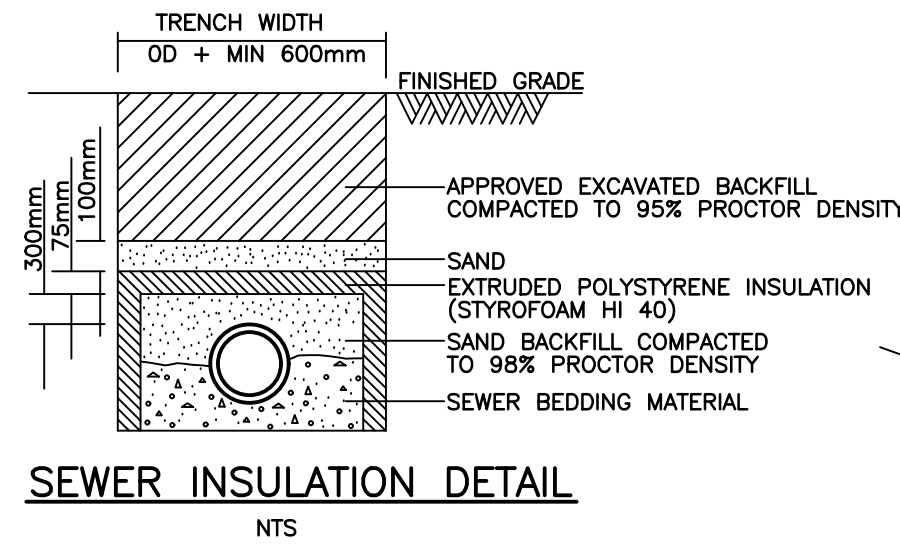
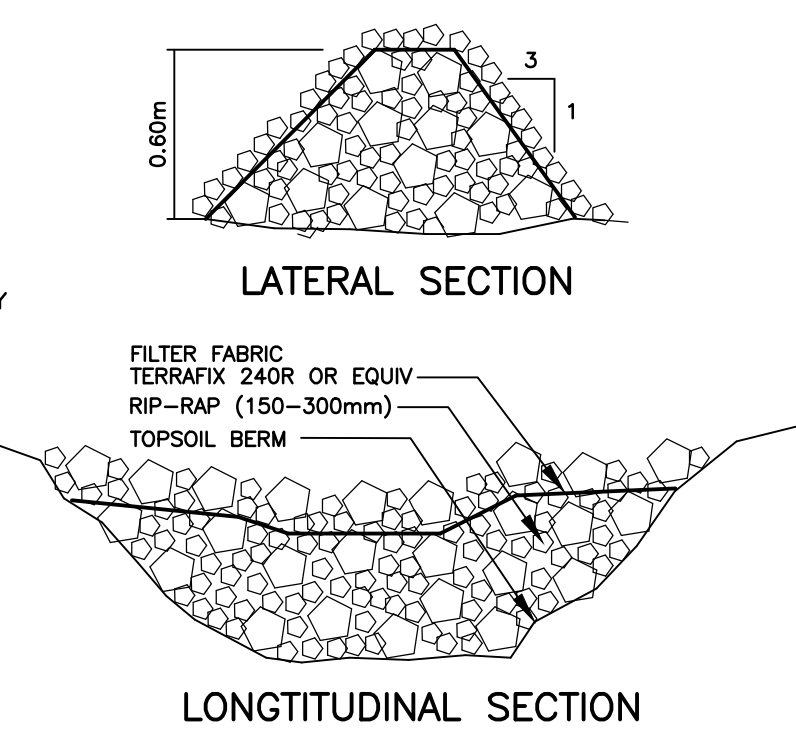
101.26



SITE GRADING NOTES

1. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORKS WITHIN THE MUNICIPAL RIGHT OF WAY.
2. ALL WORKS OR RESTORATION WITHIN THE MUNICIPAL RIGHT OF WAY SHALL BE COMPLETED AS PER TOWN OF COBOURG FIELD STAFF DIRECTION.
3. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. CONCERNED UTILITIES TO BE GIVEN ADVANCED NOTICE FOR STAKE OUT. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS.
4. QUANTITIES, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
5. ALL SLOPES SHALL BE CONSTRUCTED AT 3:1 (MAXIMUM) UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. ALL SWALES SHALL BE CONSTRUCTED WITH 2% MINIMUM GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. ALL SLOPES, SWALES AND OPEN SPACE AREAS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.
8. ALL DISTURBED AREAS WITHIN ABUTTING MUNICIPAL RIGHT OF WAYS SHALL BE SODDED ON A MINIMUM OF 150mm OF TOPSOIL.
9. DRIVEWAY ENTRANCE AND BARRIER FREE PARKING SPACE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE APPROVED BY THE ENGINEER:
 - 300mm GRANULAR 'B'
 - 150mm GRANULAR 'A'
 - 50mm HLB ASPHALT
10. PARKING LOT SHALL CONSIST OF:
 - 200mm GRANULAR 'A'
 - 40mm LAYER OF 19mm GRAVEL
11. A CLASS 5 SEPTIC SYSTEM PERMIT IS REQUIRED. THE COUNTY REQUIRES A LICENSED SEPTIC DESIGNER TO PROVIDE THE DESIGN. MINIMUM TANK SIZE IS 9,000 LITRES.

CHECK DAM DETAIL



LEGEND

- ORIGINAL SURVEY ELEVATION
- PROPOSED ELEVATIONS
- PROPOSED SWALE
- DIRECTION OF DRAINAGE
- ASPHALT
- REGULATORY FLOOD LINE
- REGULATORY FLOOD WATER LEVEL

NO.	DATE	REVISION	BY
REVISIONS			
TRIBUTE COMMUNITIES, TOWN OF COBOURG			
TEMPORARY SALES OFFICE			
SITE GRADING PLAN			
 D.G. Biddle & Associates Limited consulting engineers and planners 96 KING STREET EAST - OSHAWA, ON L1H 1B6 PHONE (905) 576-8500 • FAX (905) 576-9730 info@dgbiddle.com			PROJECT NO. 121028 DRAWING NO. SG-1
 R.M.P. LANDWEHR March 11, 2021 PROVINCE OF ONTARIO		SCALE: 1:200 DRAWN BY: G.P.W. DESIGN BY: R.M.L. CHECKED BY: R.M.L. DATE: MARCH 2021	PROJECT NO. 121028 DRAWING NO. SG-1

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