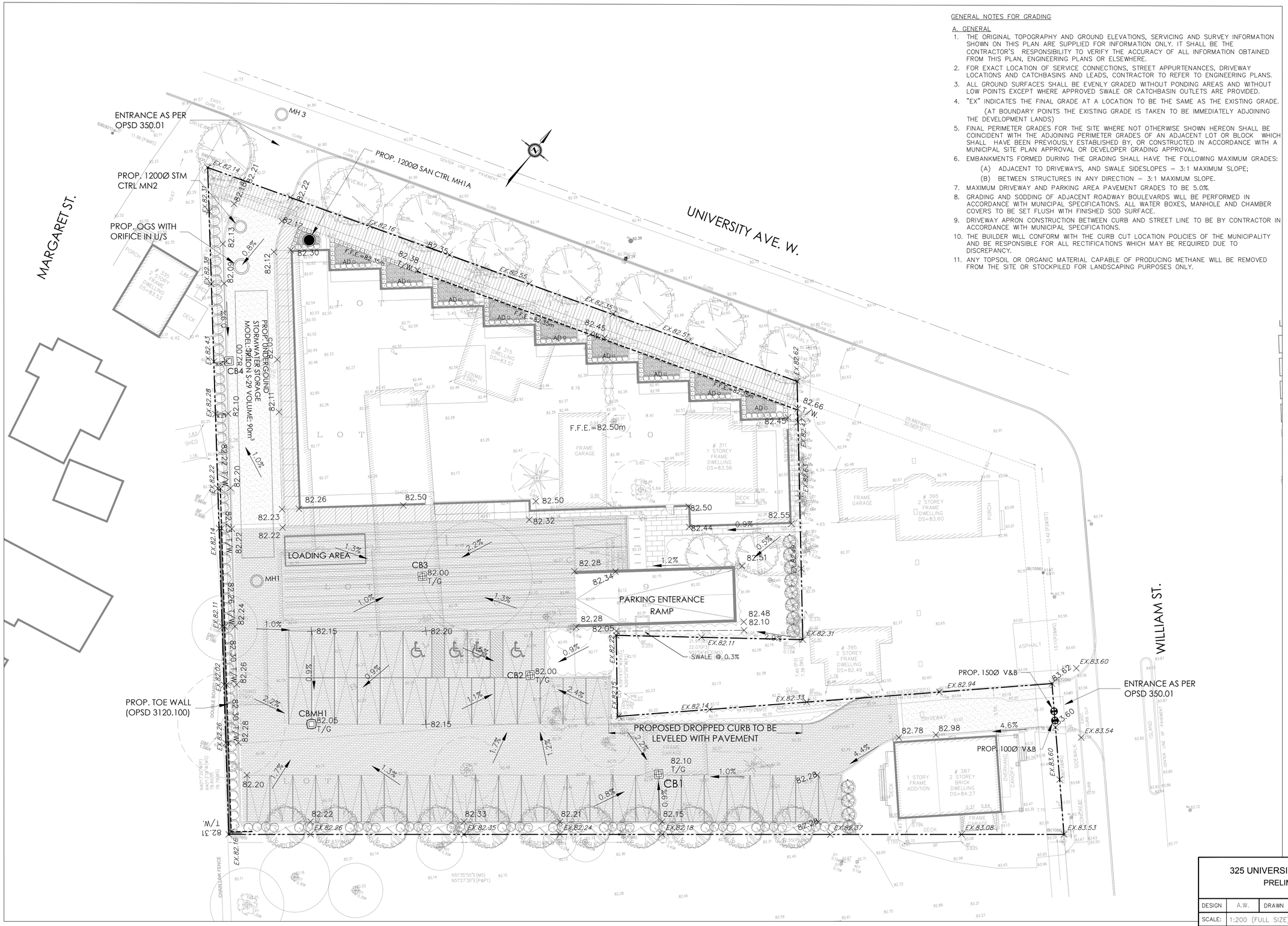
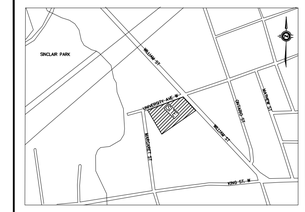



GENERAL NOTES FOR GRADING

A. GENERAL

1. THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVICING AND SURVEY INFORMATION SHOWN ON THIS PLAN ARE SUPPLIED FOR INFORMATION ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION OBTAINED FROM THIS PLAN, ENGINEERING PLANS OR ELSEWHERE.
2. FOR EXACT LOCATION OF SERVICE CONNECTIONS, STREET APPURTENANCES, DRIVEWAY LOCATIONS AND CATCHBASINS AND LEADS, CONTRACTOR TO REFER TO ENGINEERING PLANS.
3. ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCHBASIN OUTLETS ARE PROVIDED.
4. "EX" INDICATES THE FINAL GRADE AT A LOCATION TO BE THE SAME AS THE EXISTING GRADE.
   (AT BOUNDARY POINTS THE EXISTING GRADE IS TAKEN TO BE IMMEDIATELY ADJOINING THE DEVELOPMENT LANDS)
5. FINAL PERIMETER GRADES FOR THE SITE WHERE NOT OTHERWISE SHOWN HEREON SHALL BE COINCIDENT WITH THE ADJOINING PERIMETER GRADES OF AN ADJACENT LOT OR BLOCK WHICH SHALL HAVE BEEN PREVIOUSLY ESTABLISHED BY, OR CONSTRUCTED IN ACCORDANCE WITH A MUNICIPAL SITE PLAN APPROVAL OR DEVELOPER GRADING APPROVAL.
6. EMBANKMENTS FORMED DURING THE GRADING SHALL HAVE THE FOLLOWING MAXIMUM GRADES:
   (A) ADJACENT TO DRIVEWAYS, AND SWALE SIDESLOPES – 3:1 MAXIMUM SLOPE;
   (B) BETWEEN STRUCTURES IN ANY DIRECTION – 3:1 MAXIMUM SLOPE.
7. MAXIMUM DRIVEWAY AND PARKING AREA PAVEMENT GRADES TO BE 5.0%.
8. GRADING AND SODDING OF ADJACENT ROADWAY BOULEVARDS WILL BE PERFORMED IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS. ALL WATER BOXES, MANHOLE AND CHAMBER COVERS TO BE SET FLUSH WITH FINISHED SOD SURFACE.
9. DRIVEWAY APRON CONSTRUCTION BETWEEN CURB AND STREET LINE TO BE BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS.
10. THE BUILDER WILL CONFORM WITH THE CURB CUT LOCATION POLICIES OF THE MUNICIPALITY AND BE RESPONSIBLE FOR ALL RECTIFICATIONS WHICH MAY BE REQUIRED DUE TO DISCREPANCY.
11. ANY TOPSOIL OR ORGANIC MATERIAL CAPABLE OF PRODUCING METHANE WILL BE REMOVED FROM THE SITE OR STOCKPILED FOR LANDSCAPING PURPOSES ONLY.




LEGEND

| | |
|---|---|
| ▣ | PROP. STORM CATCHBASIN |
| ◎ | PROP. STORM CATCHBASIN MANHOLE |
| ○ | PROP. STORM MANHOLE |
| ▫ AD | PROP. AREA DRAIN |
| EX.82.49 | EX. ELEVATION |
| 82.49 | PROP. ELEVATION |
| 82.30 T/W | PROP. TOP OF WALL ELEVATION |
| 82.30 T/G | PROP. TOP OF GRATE ELEVATION |

GENERAL NOTES

- CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.
- DO NOT SCALE DRAWINGS.
- THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
- ELEVATIONS SHOWN GEODETIC DRIVEN FROM TOWN OF COBOURG BENCH MARK #00121U2300 , ELEVATION 82.92M.

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 06/05/2019 | ISSUED FOR ZBA SUBMISSION |
| 2 | 04/06/2019 | ISSUED FOR SPA SUBMISSION |

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www.LEA.ca

# 325 UNIVERSITY AVE. RESIDENTIAL DEVELOPMENT
## PRELIMINARY SITE GRADING PLAN

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DESIGN | A.W. | DRAWN | A.W. | CHECKED | F.M. | CONTRACT No. | |
| SCALE: | 1:200 (FULL SIZE) | | | DRAWING NUMBER | C-01 | | |
| DATE: | APR. 26,2019 | | | | | | |

DRAWING NAME: F:\12023\1\Municipal\Contract drawings\C-01-Site Grading Plan.dwg
Jun 03, 2019-7:17pm