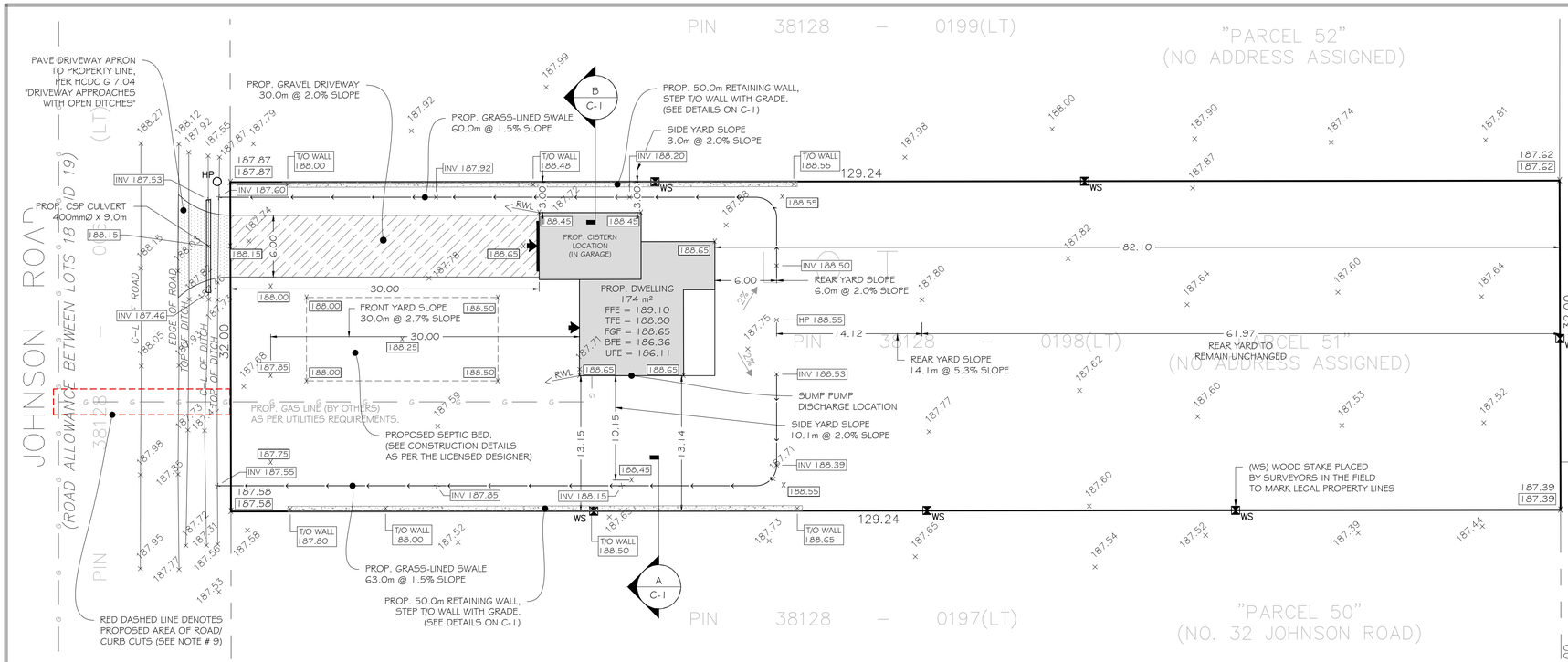

PROPOSED SITE & GRADING PLAN

PART OF LOT 19
CONC. 5 SOUTH OF DOVER ROAD

IN THE GEOGRAPHIC TOWNSHIP OF DUNN

HALDIMAND COUNTY

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED TO GEODETIC SURVEY OF CANADA BENCHMARK 001967U101 HAVING AN ELEVATION OF 179.70m (CGVD-1928 ; 1978)

LOCATION : DUNNVILLE CONCRETE HIGHWAY BRIDGE OVER NORTH CHANNEL OF GRAND RIVER, 0.3 KM SOUTH OF POST OFFICE, TABLET IN EAST FACE OF CONCRETE CURB ON EAST SIDE OF BRIDGE, 90 CM FROM NORTH END, 15 CM BELOW TOP OF CURB, AT ROAD LEVEL.

ALL FUTURE GRADE WORK ON SITE TO BE BASED ON SITE BENCHMARK, ANY ELEVATION DISCREPANCIES TO BE REPORTED TO RASCH & HYDE LTD.

LEGEND		LEGEND	
PROPOSED ELEVATIONS	X 000.00	FINISHED FLOOR ELEVATION	FFE
PROPOSED DRAINAGE PATTERN		TOP OF FOUNDATION ELEVATION	TFE
TOP OF BANK		FINISHED GARAGE FLOOR ELEVATION	FGF
TRAFFIC FLOW		BASEMENT FLOOR ELEVATION	BFE
OVERHEAD UTILITY LINE	--OUL--	UNDERSIDE FOOTING ELEVATION	UFE
UNDERGROUND HYDRO CABLE	--HCU--	RAIN WATER LEADER	RWL
UNDERGROUND SANITARY PIPE	--SAN--	LIGHT STANDARD	LS
UNDERGROUND NATURAL GAS PIPE	--G--	CATCHBASIN	CB
UNDERGROUND STORM SEWER	--SW--	MANHOLE	MH
UNDERGROUND POTABLE WATER PIPE	--W--	HYDRO POLE	HP
UNDERGROUND BELL SERVICE	--B--	FIRE HYDRANT	
CONCRETE		GAS VALVE	
GRAVEL		STANDARD IRON BAR	SIB
ASPHALT		IRON BAR	IB
LIGHT-DUTY ASPHALT		PROPERTY LINE	
GRASS		BARRIER-FREE PARKING SPACE	
		PERSONNEL DOOR	
		OVERHEAD DOOR	
		SILT FENCE	
		FENCE, HEIGHT AND MATERIAL AS NOTED ON PLAN	--X--
		DITCH	--><>--
		SWALE	--><--
		EXISTING ELEVATIONS	X 000.00

GENERAL NOTES:

1.	DO NOT SCALE DRAWINGS.
2.	ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
3.	NOTIFY ENGINEER UPON SUBSTANTIAL COMPLETION OF GRADING TO INSPECT SITE AND VERIFY PRIOR TO AS-BUILT SURVEY AND DRAWINGS BEING COMPLETED.
4.	ANY ERRORS / OMISSIONS / CHANGES TO BE REPORTED TO THE ENGINEER PRIOR TO AND DURING CONSTRUCTION.
5.	2% SLOPE AWAY FROM DWELLING FOR MIN. 1.0m AS PER HCDC SEC. L2.0, PARAGRAPH 9
6.	ROOF RAIN WATER LEADERS ARE TO DISCHARGE DIRECTLY TO THE GROUND ON SPLASH PADS UNLESS OTHERWISE NOTED. AS PER DETAIL **'I1A'**
7.	A 1.0m STRIP SHALL BE LEFT UNDISTURBED ALONG THE BOUNDARIES ABUTTING ADJACENT PROPERTIES.
8.	ALL WORK TO CONFORM TO O.B.C. 2012
9.	BEFORE STARTING WORK THE CONTRACTOR SHALL DETERMINE THE POSITION OF THE POLE LINES, WATER MAINS AND OTHER OVERHEAD AND UNDERGROUND UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
10	ROAD/BLVD RESTORATION WHERE SERVICE TRENCHES MADE (SHOW IN RED) AS PER HCDC SEC. G10.04
11.	CURB/GUTTER RESTORATION AS PER HCDC SEC. G5.00 (OPSD 600.020) OR MATCH EXISTING CURB PROFILE
12.	ALL PROPERTY LINE SWALES & SWALES CROSSING PROPERTY LINES - MUTUAL DRAINAGE AGREEMENT TO BE ON TITLE (TYP.)

DEVELOPER/CONTRACTOR NOTES:

13.	HEAVY-DUTY SILT FENCE BARRIER TO BE INSTALLED AS PER OPSD 219.130
14.	SEE HCDC LG.01, WHEN EARTH CUTS & FILL IN EXCESS OF 0.5m ARE REQUIRED.
15.	IF APPLICABLE: DEVELOPER/CONTRACTOR MUST OBTAIN "ENTRANCE PERMIT" BY COMPLETING "ENTRANCE APPLICATION" THROUGH HALDIMAND COUNTY ROADS OPERATIONS DIVISION (905-318-5932 x 8601)
16.	IF APPLICABLE: DEVELOPER/CONTRACTOR MUST OBTAIN "WATER & SANITARY CONNECTION PERMITS" BY COMPLETING "APPLICATION FOR WATER, SANITARY AND/OR STORM SEWER CONNECTION PERMITS" FORM AT TIME OF APPLYING FOR BUILDING PERMIT
17.	IF APPLICABLE: DEVELOPER/CONTRACTOR MUST OBTAIN "ROAD EXCAVATION PERMIT" THROUGH HALDIMAND COUNTY ROADS OPERATIONS DIVISION (905-318-5932 x 8601)

KLS ENGINEERING
1333 HIGHWAY #3
DUNNVILLE, ONTARIO
N1A 2W7
phone: (905) 774-4307
fax: (905) 774-1168

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE ISSUED.
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ENGINEER'S SEAL

SCALE 1:250 METRES 0 1 5 10

KEY PLAN

ROLL No.:
0210-030-017-10000

#	PURPOSE OF ISSUE	DATE OF ISSUE	BY
5			
4			
3			
2	REVD AS PER COUNTY COMMENTS (NOV 17/22)	NOV 17/22	MD
1	ISSUED FOR APPROVAL	SEPT 22/22	MD

ARJAN VOS

PROPOSED DRAINAGE PLAN

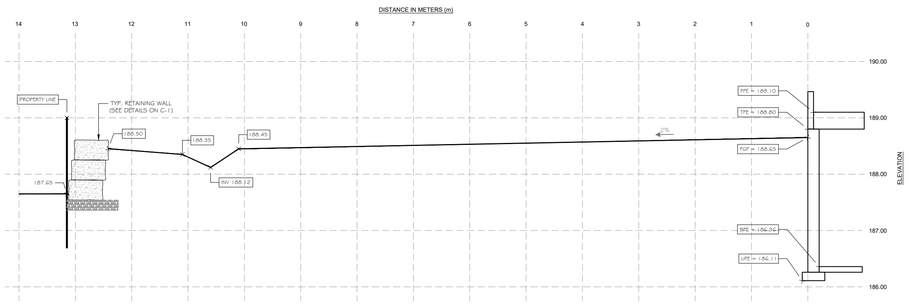
34 JOHNSON RD
DUNNVILLE, ON

DRAWING
DRAINAGE PLAN

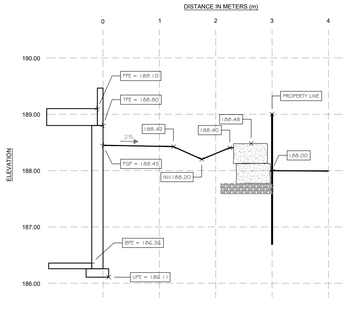
FILE NO.
V37-22-407

DRAWING FILE:
DRAINAGE-2022/VOS, ARJAN - DRAINAGE PLAN LOT 51 - V37-22-407-2.dwg

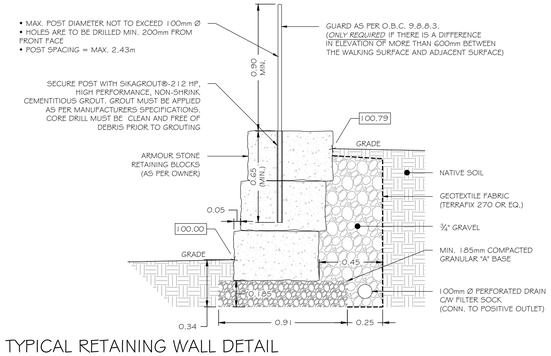
DRAWN BY: MIKE DWYER
START DATE: SEPTEMBER 20, 2022
SHEET: 1 OF 1
DRAWING NUMBER: C-1



A SOUTH RETAINING WALL - DETAIL
SCALE: 1:50

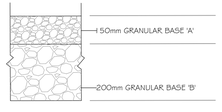


B NORTH RETAINING WALL - DETAIL
SCALE: 1:50

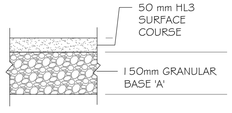


TYPICAL RETAINING WALL DETAIL
SCALE: 1:20

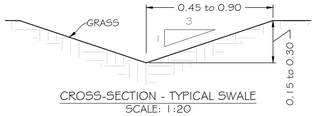
ACCEPTED
Haldimand County
Proposed Lot Grading
By: zyousif
Date: 2022-11-18



CROSS-SECTION - GRAVEL DRIVEWAY
SCALE: 1:10

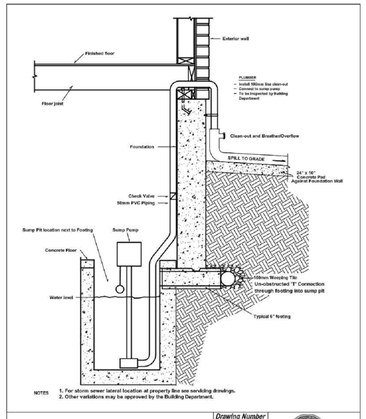


CROSS-SECTION - DRIVEWAY APRON
SCALE: 1:10



CROSS-SECTION - TYPICAL SWALE
SCALE: 1:20

HALDIMAND COUNTY DESIGN CRITERIA
SECTION I – STORM DRAINAGE CONNECTIONS **PAGE 5**



SUMP PUMP AND DISCHARGE LATERAL - TYPICAL DETAIL (PREFERRED)

Drawing Number I1A

Rev. #7.4
Revision 7 Drawn by: S.B Rev. Oct. 2007
Revision 6 Drawn by: S.B Rev. Feb. 2007
Revision 5 Drawn by: K.C Rev. July 2005
Revision 4 Drawn by: K.J Rev. July 2004
Revision 3 Drawn by: S.B Rev. June 2004