

- GENERAL NOTES**
1. GENERALLY, DRIVEWAY TO BE LOCATED TO MAXIMIZE SHEET FLOW DRAINAGE FROM HOUSE, DRIVEWAY, ETC.
 2. GENERALLY, DRIVEWAYS TO BE GRADED WITH 2.0% MIN. CROSS FALL.
 3. WHERE DITCHING IS REQUIRED, 9.0M MINIMUM 450MM LO-HED EQUIV. CSP'S ARE TO BE INSTALLED UNDER PROPOSED DRIVEWAYS.
 4. GENERALLY, HOUSE TO BE CONSTRUCTED UPON A 300MM (MIN. VERTICAL) APRON WITH THE TOE OF THE APRON MEETING EXISTING GRADE OF LOT.
 5. GRADING OF THE APRON (I.E. WITHIN 2.4 M OF THE BUILDING) SHOULD BE MAINTAINED AT STANDARD GRADE OF BETWEEN 2% AND 5% (MIN.)
 6. AREAS DISTURBED BY LOT GRADING SHALL BE LIMITED TO THOSE AREAS NECESSARY TO CONSTRUCT HOME AND DRIVEWAY.
 7. DOWNSPOUTS TO BE CONSTRUCTED TO SPLASH BLOCKS.
 8. MAINTAIN MINIMUM 1.22M COVER FOR FOOTINGS.
 9. STEP FOOTINGS WHERE REQUIRED.
 10. DRIVEWAYS TO DRAIN TO STREET.



UNDERSIDE OF FOOTING MAY BE LOWER THAN ELEVATION NOTED DUE TO EXISTING CONDITIONS. EXACT DEPTH OF FOOTING TO BE DETERMINED ON SITE DURING EXCAVATION FOR FOOTING

PLAN NOTES

ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048.

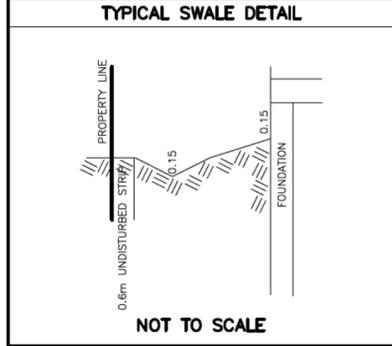
PROPERTY DIMENSIONS SHOWN HEREON ARE IN ACCORDANCE WITH IBW SURVEYORS RECORDS. (PROJECT NUMBER A-057370)

CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

SERVICING INFORMATION SHOWN HEREON IS IN ACCORDANCE WITH MUNICIPAL RECORDS AND IS APPROXIMATE ONLY. EXACT LOCATIONS AND ELEVATIONS ARE TO BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.

REVISIONS

rev.	Date	COMMENTS
1	yyyy.mm.dd	
2	yyyy.mm.dd	
3	yyyy.mm.dd	



LEGEND

FFE	FIRST FLOOR ELEVATION	SWALE DRAINAGE
TFE	TOP OF FOUNDATION ELEVATION	SHEET DRAINAGE
BFE	BASEMENT FLOOR ELEVATION	EXISTING DRAINAGE
UFE	UNDERSIDE OF FOOTING ELEVATION	ROOF LEADER
	EXISTING SPOT ELEVATION	BENCH MARK FOUND
	PROPOSED ELEVATION	BENCH MARK SET
	EXISTING ELEVATION	MAINTENANCE HOLE
	SILT FENCE	FIRE HYDRANT
	CATCH BASIN	WATER VALVE
	OVERHEAD HYDRO LINES	BELL PEDESTAL
		HYDRO POLE
		LIGHT STANDARD
		SEPT LID
		GAS VALVE
		ANCHOR

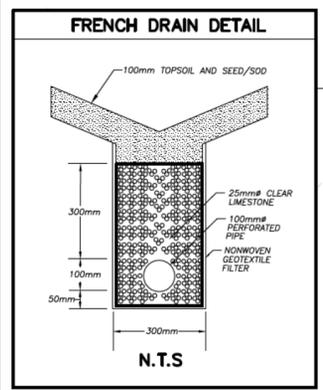
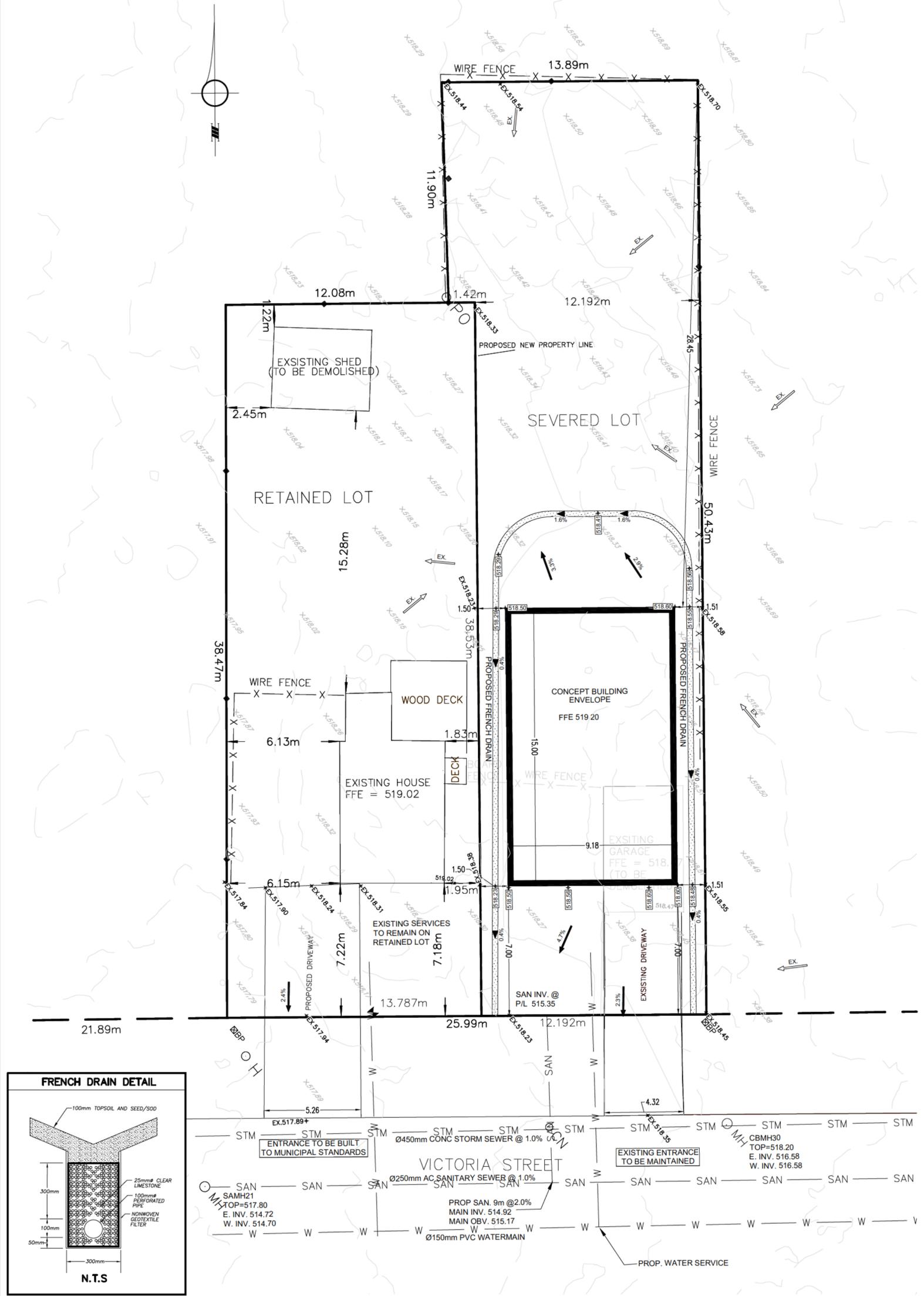
SITE STATISTICS

	RETAINED	SEVERED
ZONING	-	R2
LOT AREA	-	525.32m ² 633.39m ²
BUILDING AREA	-	50.6m ² 137.7m ²
LOT COVERAGE	-	9.6% 21.7%

IBW SURVEYORS

IBWSURVEYORS.COM

PARTY CHIEF: ** DRAWN BY: KM CHECKED BY: **
 FILE: FLOT DATE: FEB 6 2026



CAUTION
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.