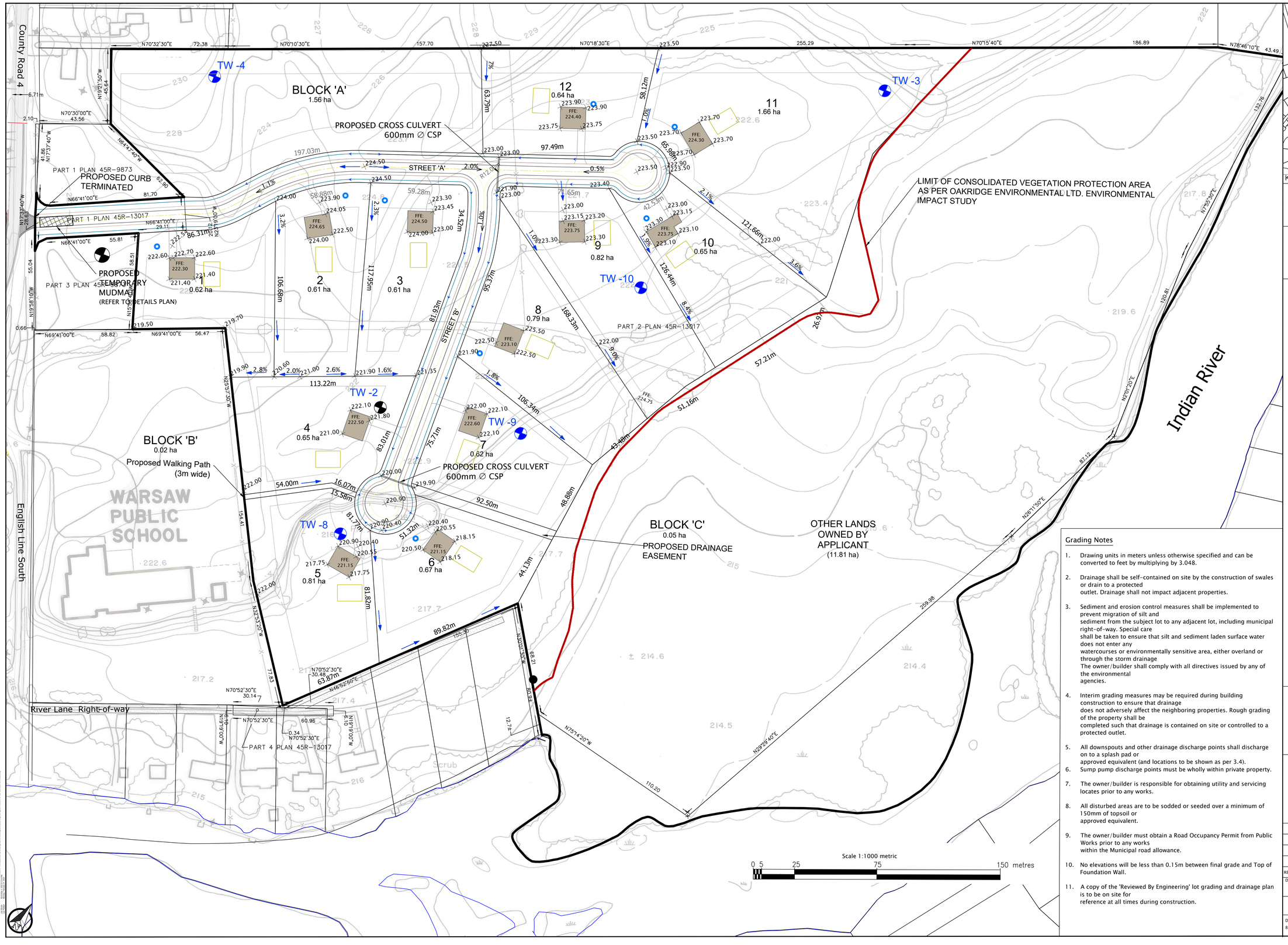

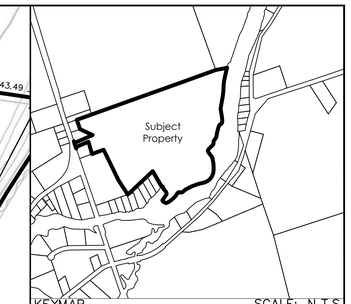

GRADING AND DRAINAGE PLAN

PROPOSED WARSAW SUBDIVISION (RIEL)
PART LOT 13, CONCESSION 2 (DUMMER)
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

Legend

- Subject Property
- Proposed Lot Line
- Proposed Lot Building Envelope

Conceptual Location of Development

- Proposed Driveway Location
- Existing Test Well (to service lot)
- Proposed Well Location- New
- Proposed Dwelling Location
- Proposed Septic Location

GRADING AND DRAINAGE

- 223.50 PROPOSED GRADE
- 2.0% PROPOSED GRADE SLOPE
- PROPOSED DRAINAGE DIRECTION

Grading Notes

1. Drawing units in meters unless otherwise specified and can be converted to feet by multiplying by 3.048.
2. Drainage shall be self-contained on site by the construction of swales or drain to a protected outlet. Drainage shall not impact adjacent properties.
3. Sediment and erosion control measures shall be implemented to prevent migration of silt and sediment from the subject lot to any adjacent lot, including municipal right-of-way. Special care shall be taken to ensure that silt and sediment laden surface water does not enter any watercourses or environmentally sensitive area, either overland or through the storm drainage The owner/builder shall comply with all directives issued by any of the environmental agencies.
4. Interim grading measures may be required during building construction to ensure that drainage does not adversely affect the neighboring properties. Rough grading of the property shall be completed such that drainage is contained on site or controlled to a protected outlet.
5. All downspouts and other drainage discharge points shall discharge on to a splash pad or approved equivalent (and locations to be shown as per 3.4).
6. Sump pump discharge points must be wholly within private property.
7. The owner/builder is responsible for obtaining utility and servicing locates prior to any works.
8. All disturbed areas are to be sodded or seeded over a minimum of 150mm of topsoil or approved equivalent.
9. The owner/builder must obtain a Road Occupancy Permit from Public Works prior to any works within the Municipal road allowance.
10. No elevations will be less than 0.15m between final grade and Top of Foundation Wall.
11. A copy of the 'Reviewed By Engineering' lot grading and drainage plan is to be on site for reference at all times during construction.

DOBRI ENGINEERING LTD.
205 PETER ST. P.O. BOX 441,
PORT HOPE, ONTARIO L1A 3Z3
TEL. 905-885-2881 email - dobrieng@bellnet.ca

LICENSED PROFESSIONAL ENGINEER
BRUNO DOBRI
November 25, 2022
PROVINCE OF ONTARIO

REV. No.	DESCRIPTION	DATE	BY	APR.

Designed By:	Drawn By:	Checked By:
J.WHALEN	J.WHALEN	B.DOBRI

Riel(Subdivision) — Date: November 25, 2022

Drawing Name: 85010 DOBRI-GP-ES- DETAILS PLAN-2022.dwg — Drawing No.: G1