

NOTE:

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2. ALL FOOTINGS ARE TO BE CONSTRUCTED TO NATIVE SOIL OR PLACED ON STRUCTURAL FILL.
3. GRADE TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. DRIVEWAY MEETS APPLICABLE ZONING BY-LAW WITH RESPECT TO WIDTH.

THE ELEVATIONS, LOCATION OF BUILDING TO BE ERRECTED AND PROPOSED GRADING ELEVATIONS ARE IN CONFORMITY WITH THE OVERALL GRADING PLAN AS PREPARED BY COBIDE ENGINEERING INC. DATED NOVEMBER 5, 2019, REV. 4, SHEET C8 PROJECT 02701. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS A SIGNED ENGINEER'S STAMP APPEARS HEREON.

MUNICIPAL STAFF HAVE REVIEWED AND RECEIVED THE ATTACHED GRADING PLAN.

SIGNATURE

NAME IN PRINT

DATE

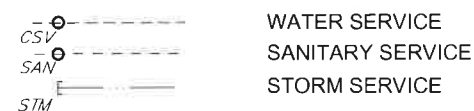
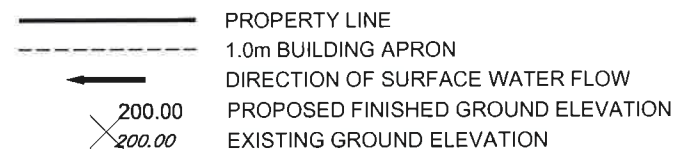


THIS IS NOT A PLAN OF SURVEY

LOT GRADING PLAN  
MCTAVISH SUBDIVISION  
REGISTERED PLAN No. : M-49  
LOT No.: UNIT 3 & 4  
BUILDER : D's CONSTRUCTION  
OWNER :

MUNICIPALITY OF HURON-KINLOSS

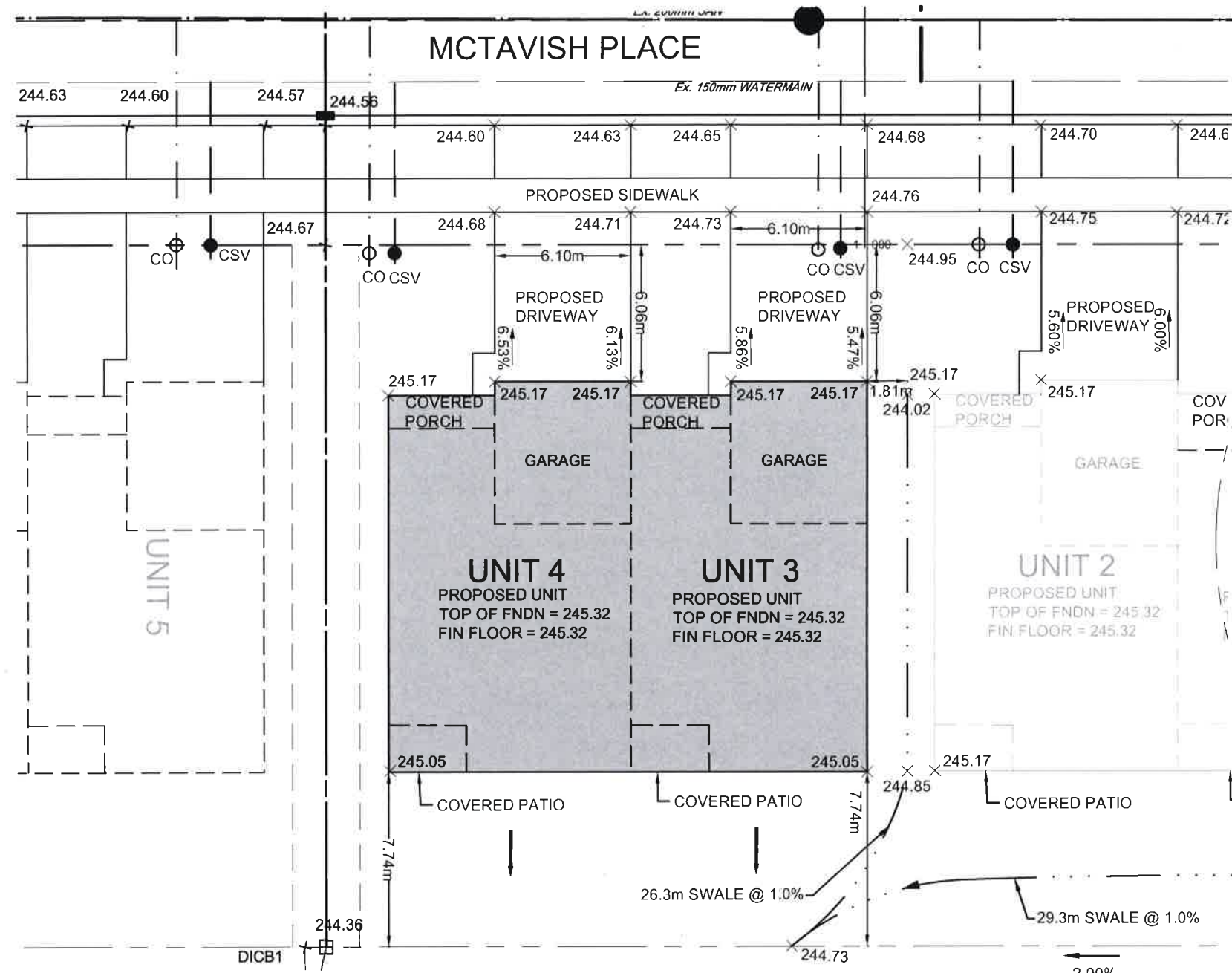
LEGEND



Benchmark

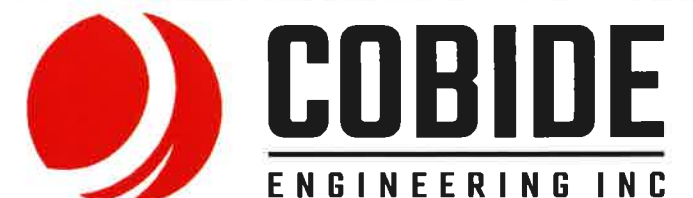
BM1 TOP OF SIB LOCATED ON THE SOUTHEAST CORNER OF THE SITE  
ELEVATION 245.00m

SANITARY SERVICE INVERT @ PROPERTY LINE (1/2) 242.83/242.78  
WATER SERVICE INVERT @ PROPERTY LINE (1/2) 242.94/242.86  
PROPOSED UNDERSIDE OF FOOTING 243.85



No.	DATE	DESCRIPTION	BY	APPD
1	JUL 19/21	FIRST SUBMISSION	TLB	TLB
0	JUL 13/21	PRELIMINARY SUBMISSION	TLB	TLB

REVISION / ISSUE

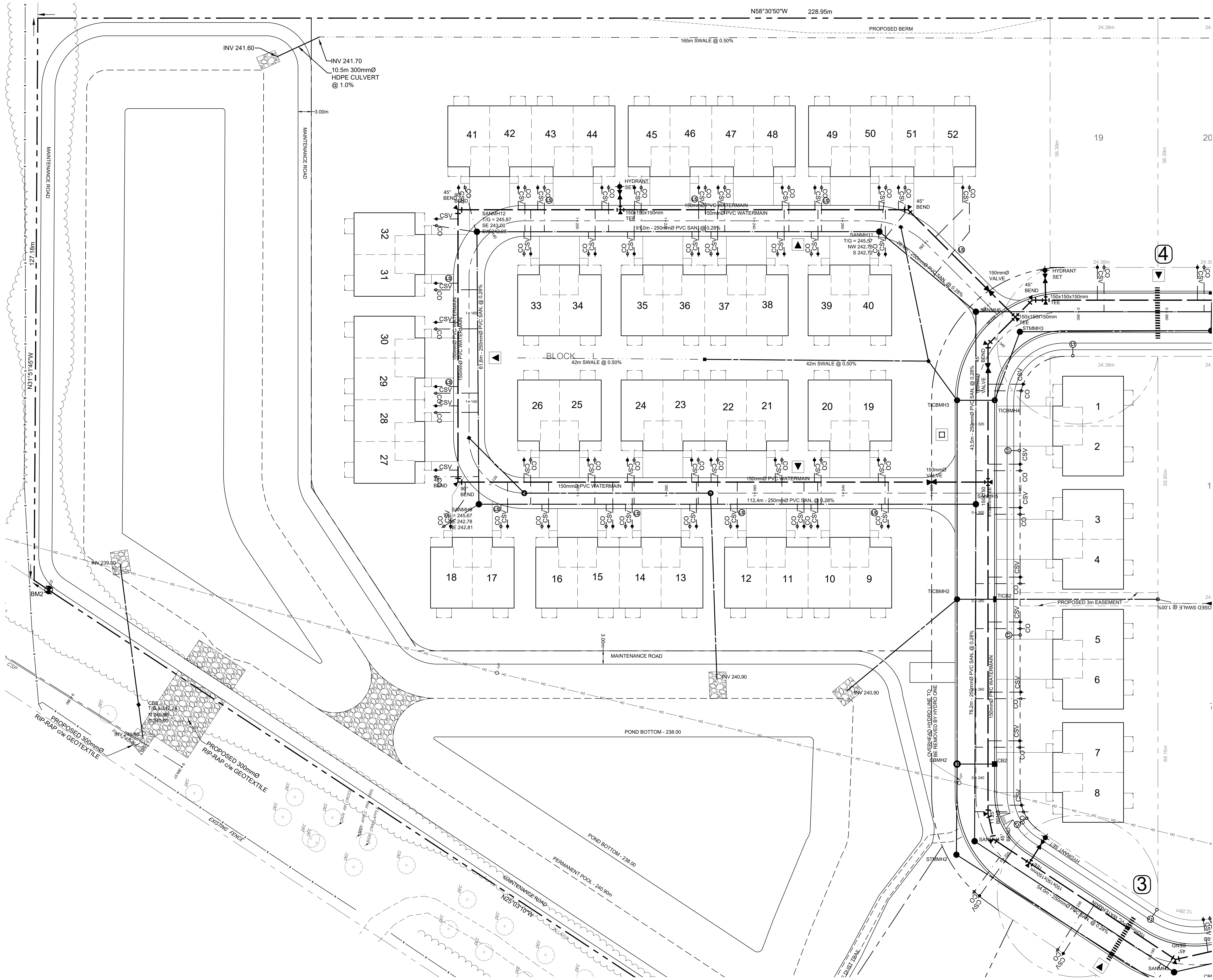


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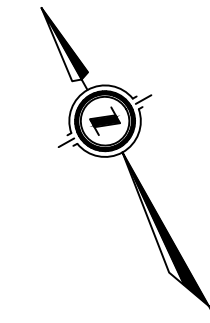


H:\C:\covey\02705-Ripley McTavish Subdivision\Drawings\Submissions\2022-02-15 Re-issued for Construction\02705 Base 2022-02-15.dwg



CAUTION:  
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

- Notes
1. TOPOGRAPHIC INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. COMPLETED ON OCTOBER 7, 2019.
  2. LOT FABRIC DERIVED FROM PLAN OF SUBDIVISION M-49.
  3. SEE SHEET DET1 FOR TYPICAL ROAD CROSS SECTIONS AND PAVEMENT DESIGN.
  4. ALL ORGANIC MATERIAL WITHIN 1.2m OF FINISHED PROFILE GRADE WAS REMOVED FROM ALL AREAS UNDER THE TRAVELLED PORTION OF THE ROAD.
  5. COVER OVER WATERMAIN 1.8m MINIMUM AT ALL POINTS INCLUDING WATER SERVICES. WATER SERVICES TO GO UNDER STORM SEWER WHERE 1.8m COVER COULD NOT BE ACHIEVED BY GOING OVER TOP.
  6. STORM SEWERS UP TO AND INCLUDING 900mmØ WERE BOSS 2000. ALL STORM SEWERS 1050mmØ AND LARGER SHALL BE BOSS 3000.
  7. SANITARY SEWER MATERIAL IS PVC SDR 35.
  8. ALL STORM CATCHBASINS HAVE A MINIMUM SUMP OF 600mm AND ALL STORM MANHOLES HAVE A MINIMUM SUMP OF 300mm.
  9. MAINTAINED 2.50m CLEARANCE BETWEEN STORM/ SANITARY SEWER AND WATERMAIN.
  10. ALL WATERMAINS ARE PVC DR 18 WITH 19mmØ REHAU MUNICIPEX SERVICE TUBING FOR WATER SERVICES.
  11. WATER SERVICES WERE INSTALLED UNDER STORM SEWERS.
  12. ALL HYDRANT SETS HAVE A TEST POINT AND HYDRANT MARKER.
  13. ALL JOINTS OF SANITARY MANHOLES WERE CAULKED WITH MIN. 15mm BEAD, INSTALLED ON THE TOP OF JOINT OF EACH SECTION PRIOR TO ABOVE SECTION BEING INSTALLED. CAULKING IS SIKAFLEX 1A OR APPROVED EQUIVALENT.
  14. THIS DRAWING WAS NOT USED FOR CONSTRUCTION PURPOSES UNTIL STAMPED ISSUED FOR CONSTRUCTION.
  15. ALL CONSTRUCTION WAS COMPLETED TO TOWNSHIP OF HURON-KINLOSS ENGINEERING STANDARDS.



Benchmark Information			
BM1	SIB LOCATED ON THE SOUTHEAST CORNER OF THE SITE	ELEVATION	245.00m
BM2	SIB LOCATED 4m SOUTHEAST OF THE SOUTHWEST CORNER OF THE SITE	ELEVATION	242.50m
BM3	SIB LOCATED 5.2m EAST OF THE NORTHEAST CORNER OF THE SITE	ELEVATION	244.75m

No.	DATE	DESCRIPTION	BY	APPD
7	FEB 15/22	RE-ISSUED FOR CONSTRUCTION	TLB	TLB
6	NOV 16/20	AS BUILT SUBMISSION	TLB	TLB
5	AUG 14/20	ISSUED FOR CONSTRUCTION	TLB	TLB
4	JUL 24/20	THIRD SUBMISSION	TLB	TLB
3	JUN 16/20	SECOND SUBMISSION	TLB	TLB
2	JAN 31/20	MECP SUBMISSION	TLB	TLB
1	JAN 10/20	FIRST SUBMISSION	TLB	TLB

No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				



**COBIDE ENGINEERING INC.**  
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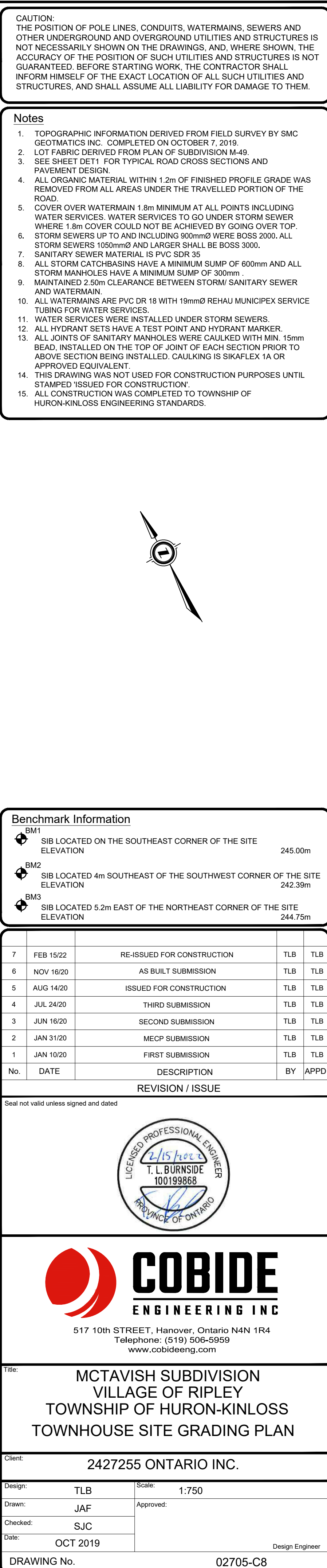
Title: **MCTAVISH SUBDIVISION  
VILLAGE OF RIPLEY  
TOWNSHIP OF HURON-KINLOSS  
TOWNHOUSE SITE SERVICING PLAN**

Client: **2427255 ONTARIO INC.**

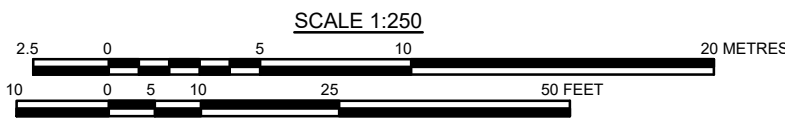
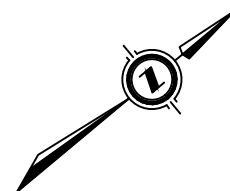
Design: TLB	Scale: 1:400
Drawn: JAF	Approved:
Checked: SJC	
Date: OCT 2019	Design Engineer

DRAWING No. 02705-C6





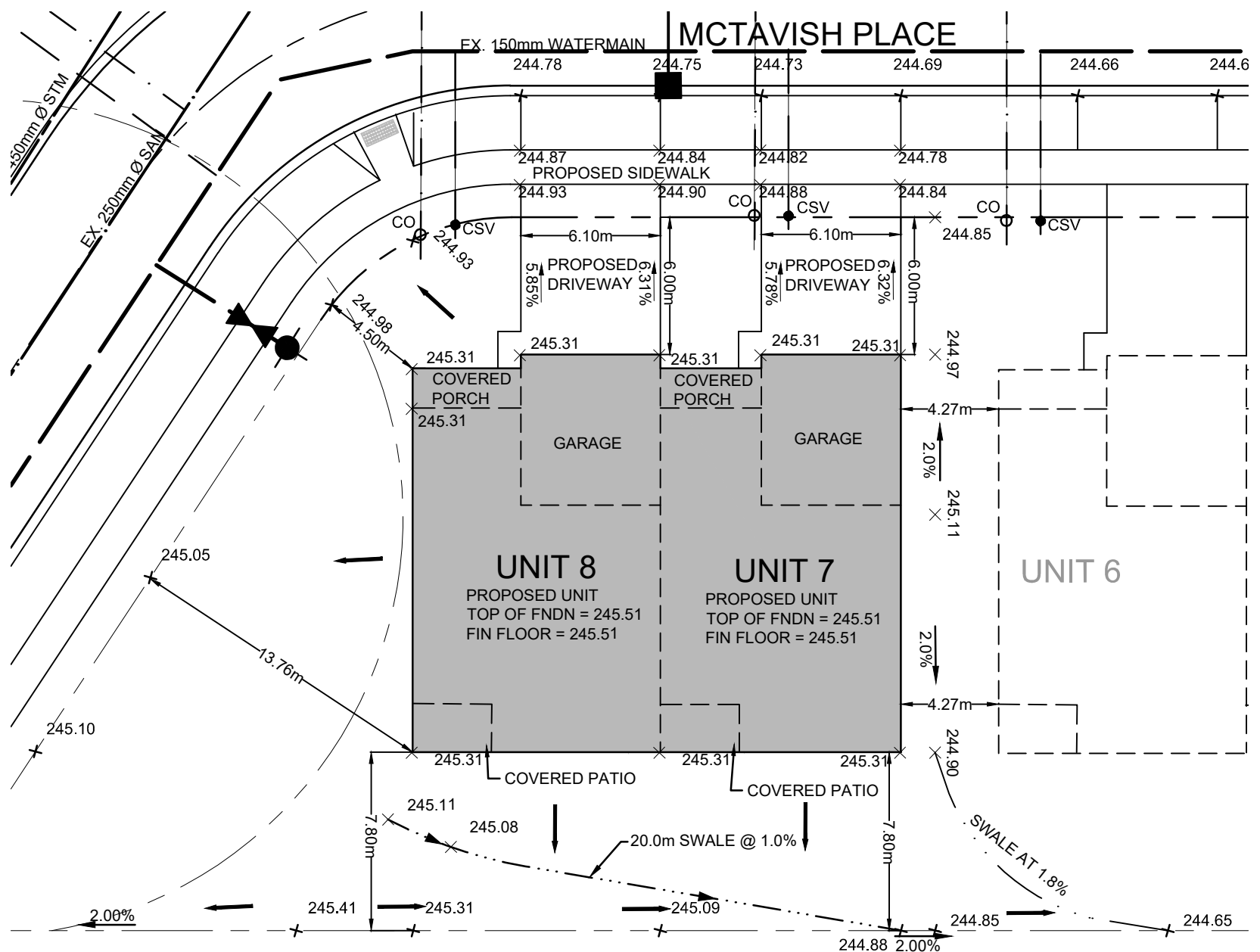




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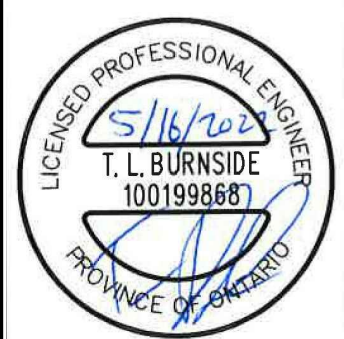


MUNICIPAL STAFF HAVE REVIEWED AND RECEIVED THE ATTACHED GRADING PLAN.

SIGNATURE

NAME IN PRINT

DATE



LEGEND

- PROPERTY LINE
- 1.0m BUILDING APRON
- DIRECTION OF SURFACE WATER FLOW
- PROPOSED FINISHED GROUND ELEVATION
- EXISTING GROUND ELEVATION
- WATER SERVICE
- SANITARY SERVICE
- STORM SERVICE

LOT GRADING PLAN  
MCTAVISH SUBDIVISION  
REGISTERED PLAN No. : M-49  
LOT No.: UNIT 7 & 8  
BUILDER : D's CONSTRUCTION  
OWNER :

Benchmark  
BM1 TOP OF SIB LOCATED ON THE SOUTHEAST CORNER OF THE SITE  
ELEVATION 245.00m

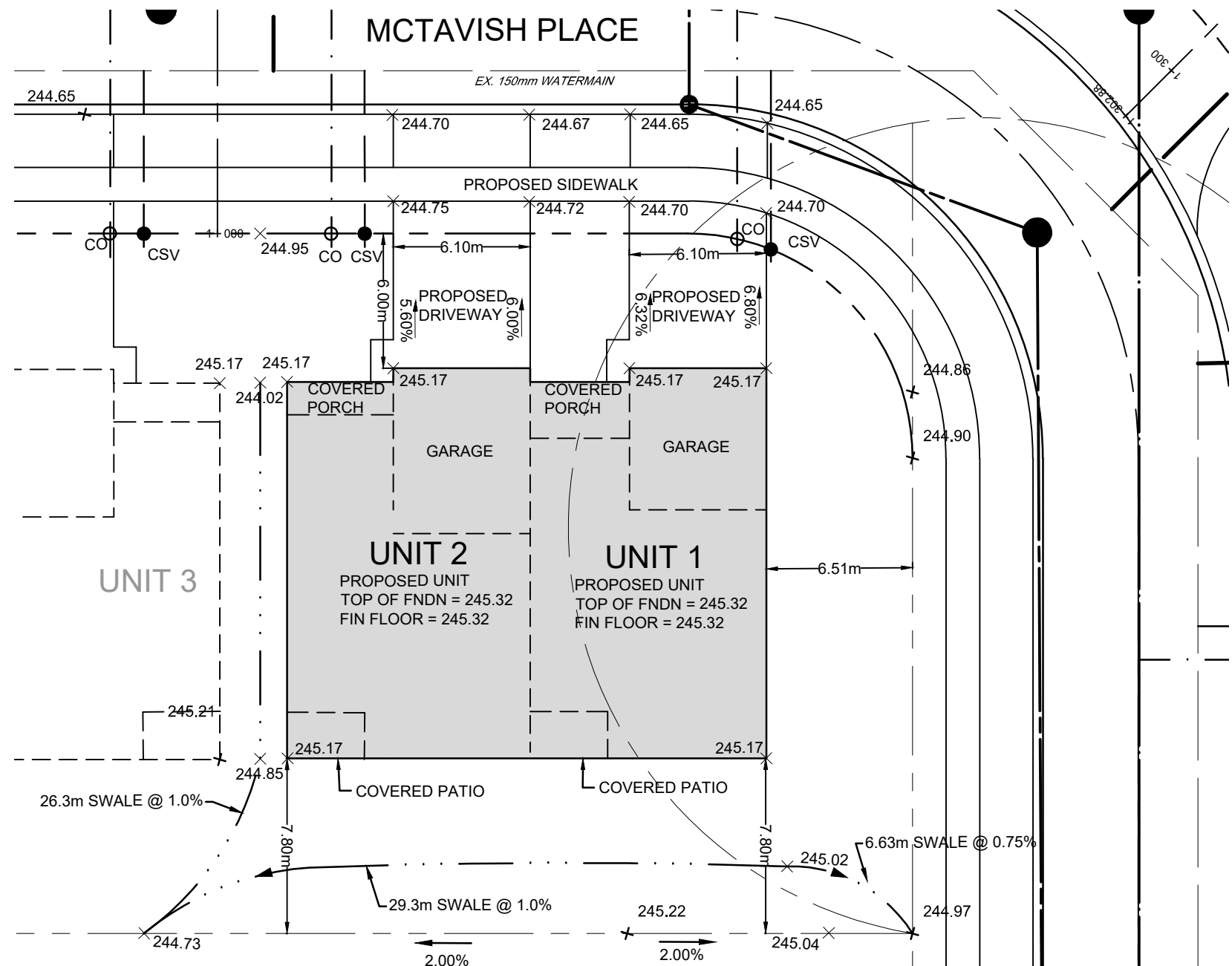
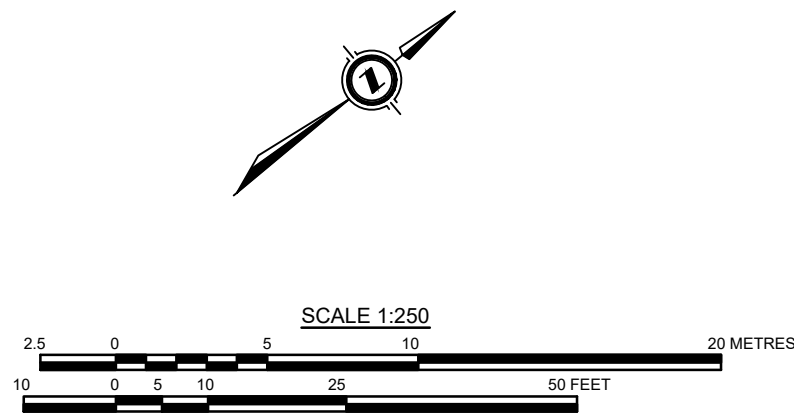
SANITARY SERVICE INVERT @ PROPERTY LINE (7/8) 242.64/242.44  
WATER SERVICE INVERT @ PROPERTY LINE (7/8) 243.03/243.08  
PROPOSED UNDERSIDE OF FOOTING 244.11

1	MAY 16/22	FIRST SUBMISSION	TLB	TLB
0	FEB 23/21	PRELIMINARY SUBMISSION	TLB	TLB
No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				

517 10th STREET, Hanover, Ontario N4N 1R4  
Telephone: (519) 506-5959  
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MUNICIPALITY OF HURON-KINLOSS



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AND RECEIVED THE ATTACHED  
GRADING PLAN.

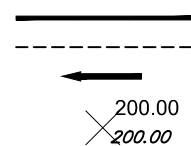
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NAME IN PRINT \_\_\_\_\_

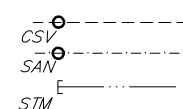
DATE \_\_\_\_\_



### LEGEND



PROPERTY LINE  
1.0m BUILDING APRON  
DIRECTION OF SURFACE WATER FLOW  
PROPOSED FINISHED GROUND ELEVATION  
EXISTING GROUND ELEVATION



WATER SERVICE  
SANITARY SERVICE  
STORM SERVICE

LOT GRADING PLAN  
MCTAVISH SUBDIVISION  
REGISTERED PLAN No. : M-49  
LOT No.: UNIT 1 & 2  
BUILDER : D's CONSTRUCTION  
OWNER :

## Benchmark

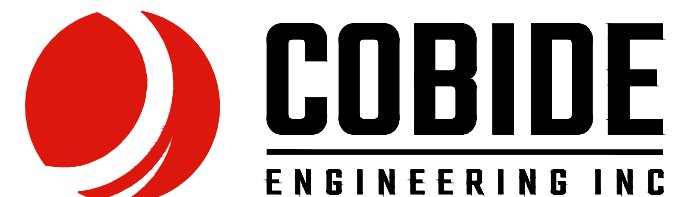


TOP OF SIB LOCATED ON THE SOUTHEAST CORNER OF THE SITE  
ELEVATION 245.00m

SANITARY SERVICE INVERT @ PROPERTY LINE (1/2)	243.31/242.91
WATER SERVICE INVERT @ PROPERTY LINE (1/2)	243.03/243.08
PROPOSED UNDERSIDE OF FOOTING	243.92

0	APR 30/21	FIRST SUBMISSION	TLB	TLB
No.	DATE	DESCRIPTION	BY	APPD

## REVISION / ISSUE



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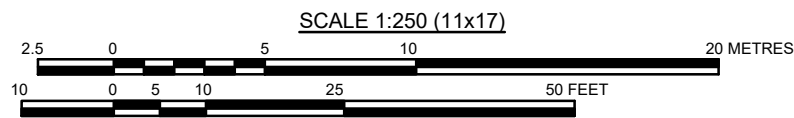
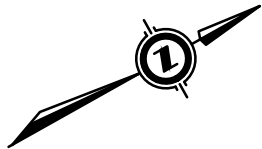
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MUNICIPALITY OF HURON-KINLOSS

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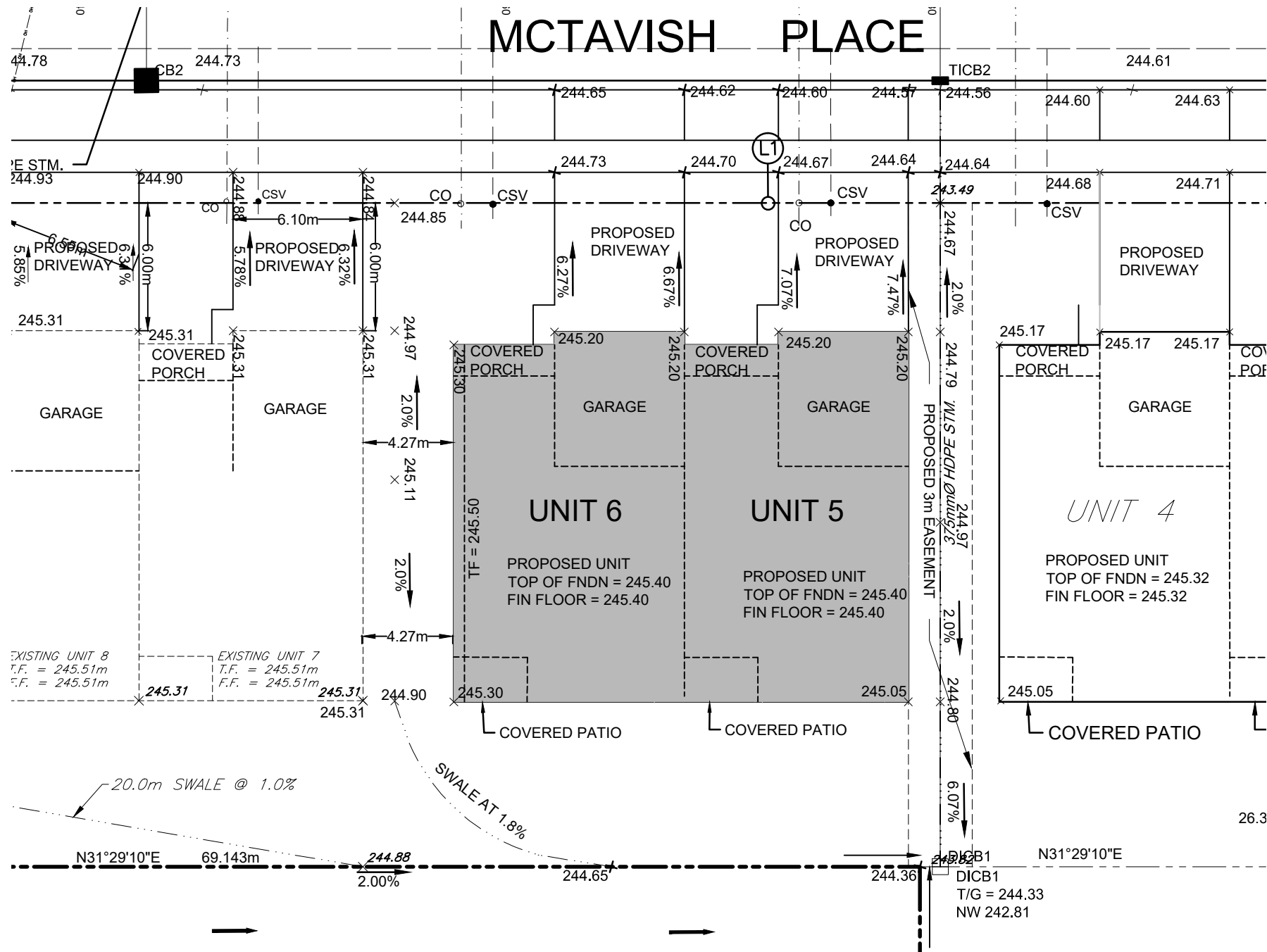
LOT STATISTICS:  
OVERALL LOT AREA = 1717.72m<sup>2</sup>  
HOUSE FOOTPRINT = 247.10m<sup>2</sup>  
LOT COVERAGE = 18.13%



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SIGNATURE

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DATE



LEGEND

--- PROPERTY LINE  
--- DIRECTION OF SURFACE WATER FLOW  
195.44 PROPOSED FINISHED GROUND ELEVATION  
194.50 EXISTING GROUND ELEVATION

--- WATER SERVICE  
--- SANITARY SERVICE  
--- STORM SERVICE

LOT GRADING PLAN  
McTAVISH SUBDIVISION  
REGISTERED PLAN No. : M-49  
LOT No.: UNIT 5 & 6  
BUILDER : D's CONSTRUCTION  
OWNER :

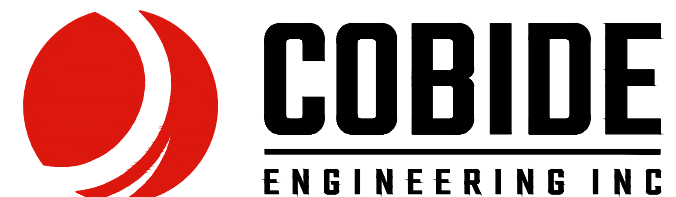
Benchmark  
BM3  
TOP OF SIB LOCATED APPROXIMATELY 5.2m EAST OF THE NORTHEAST CORNER OF THE SITE.  
ELEVATION 244.75m  
SANITARY SERVICE INVERT @ PROPERTY LINE 242.90/242.10  
WATER SERVICE INVERT @ PROPERTY LINE 242.86/242.94  
PROPOSED UNDERSIDE OF FOOTING 244.00

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MUNICIPALITY OF HURON-KINLOSS

0	MAY 16/22	PRELIMINARY SUBMISSION	LG	TLB
No.	DATE	DESCRIPTION	BY	APPD

REVISION / ISSUE



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