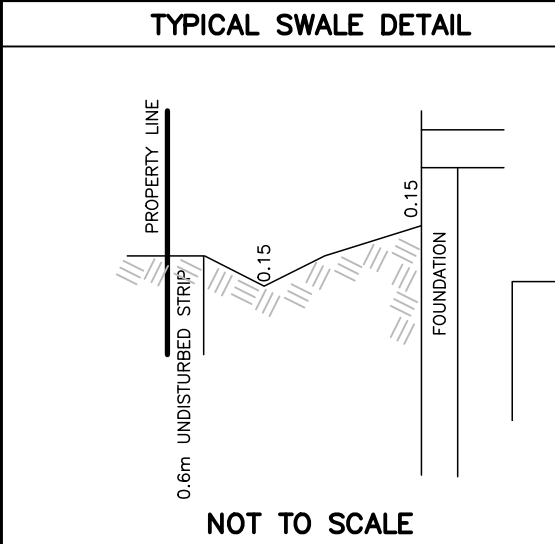
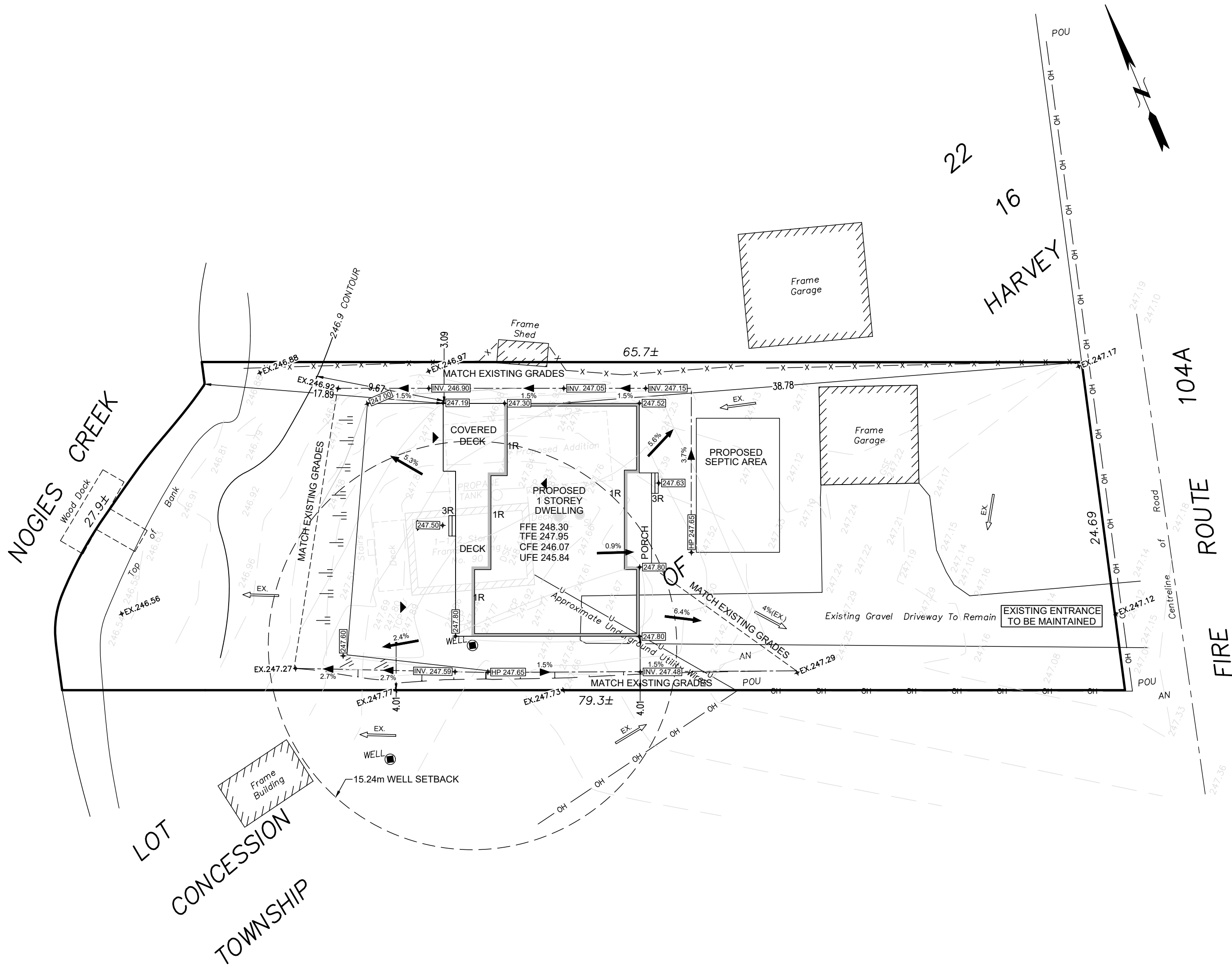


CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK. THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO LIABILITY IS ASSUMED TO ANY THIRD PARTIES OR SUBSEQUENT OWNERS.



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**SITE PLAN/GRADING PLAN OF
90 FIRE ROUTE 104A**
MUNICIPALITY OF TRENT LAKES
COUNTY OF PETERBOROUGH
SCALE 1 : 250

- 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, DRIVEWAY & SEPTIC BED.
 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 P-0495)

CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

LEGEND			
FFE	FIRST FLOOR ELEVATION	SWALE DRAINAGE	SWALE DRAINAGE
TFE	TOP OF FOUNDATION ELEVATION	SHEET DRAINAGE	SHEET DRAINAGE
BFE	BASEMENT FLOOR ELEVATION	EXISTING DRAINAGE	EXISTING DRAINAGE
UFE	UNDERSIDE OF FOOTING ELEVATION	ROOF LEADER	ROOF LEADER
EXISTING SPOT ELEVATION	EXISTING SPOT ELEVATION	POU UTILITY POLE	POU UTILITY POLE
PROPOSED ELEVATION	PROPOSED ELEVATION	ANCHOR POINT	ANCHOR POINT
EXISTING ELEVATION	EXISTING ELEVATION	SEPTIC LID	SEPTIC LID
WELL	WELL	WELL	WELL
SUMP OUTLET	SUMP OUTLET	SUMP OUTLET	SUMP OUTLET
TOP OF CONCRETE PAD	TOP OF CONCRETE PAD	TOP OF CONCRETE PAD	TOP OF CONCRETE PAD
DOOR SILL ELEVATION	DOOR SILL ELEVATION	DOOR SILL ELEVATION	DOOR SILL ELEVATION
GARAGE SILL ELEVATION	GARAGE SILL ELEVATION	GARAGE SILL ELEVATION	GARAGE SILL ELEVATION
OVERHEAD UTILITY WIRES	OVERHEAD UTILITY WIRES	OVERHEAD UTILITY WIRES	OVERHEAD UTILITY WIRES

SITE STATISTICS		
ZONING	—	SR-PA
LOT AREA	—	±1810m ²
BUILDING AREA	—	302.9m ²
LOT COVERAGE	—	16.7%
BUILDING HEIGHT	—	±6.7 m
NUMBER OF STOREYS	—	1