



- GENERAL NOTES:**
1. THE ORIGINAL TOPOGRAPHY, GROUND ELEVATION AND SURVEY DATA SHOWN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY, AND IMPLY NO GUARANTEE OF ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL INFORMATION OBTAINED FROM THEM.
  2. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY BEFORE COMMENCING CONSTRUCTION.
  3. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT.
  4. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
  5. RESTORE ALL TRENCHES AND SURFACES OF PUBLIC ROAD ALLOWANCES TO CONDITION EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE LOCAL MUNICIPALITY AUTHORITIES.
  6. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED.
  7. DO NOT ALTER GRADING OF THE SITE WITHOUT PRIOR APPROVAL OF THE LOCAL MUNICIPALITY.
  8. ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH THE LOCAL MUNICIPALITY STANDARDS AND SPECIFICATIONS.
  9. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
  10. CONTACT THE LOCAL MUNICIPALITY FOR INSPECTION OF ROUGH GRADING OF PARKING LOTS, ROADWAYS AND LANDSCAPED AREAS PRIOR TO PLACEMENT OF ASPHALT AND TOPSOIL. ALL DEFICIENCIES NOTED SHALL BE RECTIFIED TO THE TOWN'S SATISFACTION PRIOR TO PLACEMENT OF ANY ASPHALT, TOPSOIL, SEED & MULCH AND/OR SOD.
  11. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION, IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
  12. HYDRO, GAS AND BELL SERVICE LOCATIONS SUBJECT TO THE APPROVAL BY THE APPLICABLE AGENCY. INSTALLATION TO BE IN ACCORDANCE WITH CURRENT CODES AND STANDARDS OF APPROVAL AGENCIES (BELL, HYDRO) AND THE LOCAL MUNICIPALITY.
  13. EAVESTROUGH SHALL BE INSTALLED AND DISCHARGE SHALL BE 1.5m FROM ALL PROPERTY LINES AND NOT DIRECTED TOWARDS ADJACENT LANDS. ALL ROOF DRAINAGE IS TO BE DIRECTED TOWARDS THE STREET.
  14. ALL TREES ON THE CITY RIGHT OF WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION. ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE 'MUNICIPAL TREES BY-LAW' AND THE 'URBAN TREES CONSERVATION BY-LAW' AS AMENDED FROM TIME TO TIME.
  15. NO EXCESS DRAINAGE SHALL BE DIRECTED TOWARDS THE NEIGHBORING PROPERTIES DURING AND AFTER CONSTRUCTION.
  16. THERE IS TO BE NO ALTERATION OF THE EXISTING GRADE AND DRAINAGE PATTERNS ALONG THE PROPERTY LINES.
  17. MINIMUM 1.5m SOIL COVERAGE BETWEEN USF AND SURROUNDING GRADES IS REQUIRED UNLESS RIGID FOAM INSULATION IS PROVIDED FOR FROST PROTECTION.

- SEPTIC NOTES:**
1. ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH MUNICIPAL, PROVINCIAL, AND LOCAL AUTHORITY STANDARDS AND REGULATIONS WHERE APPLICABLE, AND IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS.
  2. INFORMATION PROVIDED ON THE PLAN IS BASED ON THE INFORMATION REASONABLY AVAILABLE AND/OR TO DW LDS AT THE TIME OF DESIGN. THE CONTRACTOR/OWNER(S) IS TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN REGARDING, BUT NOT LIMITED TO, ELEVATIONS, BECNHMARKS, DIMENSIONS, SETBACKS, EASEMENTS, UTILITY LOCATIONS AND DETAILS, ETC., AND REPORT ANY ERRORS OR OMISSIONS TO DW LDS.
  3. THE LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES MAY NOT BE DISPLAYED ON THIS PLAN AND, WHERE SHOWN, THEIR POSITIONS MAY NOT BE ACCURATE. IT IS THE RESPONSIBILITY OF THE OWNER(S)/CONTRACTOR TO LOCATE SUCH UTILITIES PRIOR TO COMMENCING WORKS. DW LDS DOES NOT ASSUME LIABILITY FOR DAMAGE TO SERVICES, UTILITIES, AND STRUCTURES DURING CONSTRUCTION OPERATIONS.
  4. IT IS THE RESPONSIBILITY OF THE OWNER(S)/CONTRACTOR TO ENSURE THAT THE PLAN USED FOR CONSTRUCTION IS AN APPROVED AND LATEST VERSION.
  5. DIMENSIONS AND ELEVATIONS DISPLAYED ON THIS PLAN ARE IN METRES. THIS IS NOT A PLAN OF SURVEY. THIS PLAN IS NOT TO BE SCALED, ALTERED OR REPRODUCED AND IS INTENDED FOR USE ONLY IN RELATION TO THE PROJECT FOR WHICH IT WAS PREPARED.
  6. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH RELEVANT DOCUMENTS, PLANS, AND DETAILS PREPARED BY DW LDS.
  7. SOIL AND GROUNDWATER CHARACTERISTICS WERE IDENTIFIED AT BOREHOLE (TEST PIT) LOCATIONS ONLY AND MAY VARY BEYOND THE TEST LOCATIONS.
  8. THE APPROVED SEPTIC SYSTEM DESIGN AS PREPARED BY DW LDS MEETS ALL ONTARIO BUILDING CODE REQUIREMENTS AND MANUFACTURER SPECIFICATIONS IN EFFECT AT THE TIME THE DESIGN WAS PREPARED. DW LDS DOES NOT WARRANT THE PERFORMANCE OR DURABILITY OF THE PROPOSED SEPTIC SYSTEM AND ITS COMPONENTS OR ASSUME LIABILITY FOR ANY DEFECTS OR ADVERSE PERFORMANCE CONCERNING THE PROPOSED SEPTIC SYSTEM.
  9. MINIMUM REQUIRED SEPTIC SYSTEM SEPARATION DISTANCES:
    - SEPTIC TANK TO STRUCTURES = 1.5m (min)
    - SEPTIC TANK TO WELL = 15m (min) DRILLED TO A DEPTH OF 6m OR 30m (min) TO ANY OTHER WELL
    - SEPTIC TANK TO PROPERTY LINE = 3m (min)
    - DISTRIBUTION PIPE TO STRUCTURE = 5m (min)
    - DISTRIBUTION PIPE TO PROPERTY LINE = 3m (min)
    - DISTRIBUTION PIPE TO RIVER = 15m (min)

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

CONTRACTOR IS TO PROTECT ALL TREES UNLESS OTHERWISE NOTED. SNOW FENCE IS TO BE INSTALLED AND MAINTAINED DURING CONSTRUCTION.

CONTRACTOR IS TO ENSURE THAT RUNOFF IS NOT DIRECTED TOWARDS THE ADJACENT PROPERTIES.

DOWNSPOUTS ARE TO BE DIRECTED CITY ROW AND SPLASH PADS ARE TO BE INCLUDED WHERE DOWNSPOUTS ARE LOCATED CLOSER THAN 1.5M TO PROPERTY LINE.

\*\* CONTRACTOR TO VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION. UTILITY INVERT ELEVATIONS ARE AS PER SURVEYORS PLAN. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION. \*\*

ALL PROPOSED ELEVATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION WITH THE APPROVED ARCHITECT PLANS.

**LEGEND**

— (dashed)	EXISTING GRADE	— (dotted)	CORNER LOT GRADES
— (solid)	PROPOSED GRADE	— (dashed)	PROPOSED DIRECTION OF SURFACE WATER DRAINAGE
— (solid)	-2.0%	— (dashed)	EXISTING DIRECTION OF SURFACE WATER DRAINAGE
— (dashed)	x 129.83	— (dotted)	EXISTING GRADES
— (dotted)	(88.03)	— (dotted)	EXISTING GRADES TO REMAIN
— (dotted)	(88.03)	— (dotted)	PROPOSED GRADES
— (solid)	v	— (dotted)	EXISTING WATERMAIN
— (solid)	st	— (dotted)	EXISTING STORM SEWER
— (solid)	s	— (dotted)	EXISTING SANITARY SEWER
— (solid)	WV	— (dotted)	EXISTING WATER VALVE
— (dotted)	---	— (dotted)	EXISTING PROPERTY LINE
— (dotted)	STH	— (dotted)	PROPOSED STORM SEWER
— (dotted)	s	— (dotted)	PROPOSED SANITARY SEWER
— (dotted)	WTR	— (dotted)	PROPOSED WATER SERVICE
— (dotted)	W	— (dotted)	PROPOSED WELL
— (dotted)	W	— (dotted)	EXISTING WELL
— (dotted)	W	— (dotted)	PROPOSED ACCESS POINT
— (dotted)	W	— (dotted)	PROPOSED LANDSCAPE WALKWAY
— (dotted)	W	— (dotted)	PROPOSED SANITARY SUMP PUMP
— (dotted)	W	— (dotted)	PROPOSED STORM SUMP PUMP
— (dotted)	W	— (dotted)	PROPOSED ROOF DOWN SPOUT/DRAINS
— (dotted)	W	— (dotted)	DIRECTION OF PROPOSED ROOF
— (dotted)	W	— (dotted)	PROPOSED WATER VALVE
— (dotted)	W	— (dotted)	TEST PIT LOCATION
— (dotted)	W	— (dotted)	EXISTING FIRE HYDRANT
— (dotted)	W	— (dotted)	EXISTING HYDRO POLE
— (dotted)	W	— (dotted)	EXISTING TREE

*P. Welch*  
2024.09.26

NOT VALID UNLESS SIGNED

**DW Land Development Services Inc.**

965 Stewart Lee Avenue, Almonte, Ontario, K0A 1A0  
Phone: 613-794-8513 Email: info@dwlds.ca

1	ISSUED FOR CONCEPT REVIEW	Sept 26/2024
No.	Description	Date

Client: Inverness Homes

Project: 4361 Appleton Side Rd, Almonte, ON  
New Mill / Warehouse

Drawing Title: Lot Grading & Drainage Plan

Project #: DW-2024-1410 Drawing #: 1 of 1

Designed by: PSW Checked by: PSW Scale: 1:400