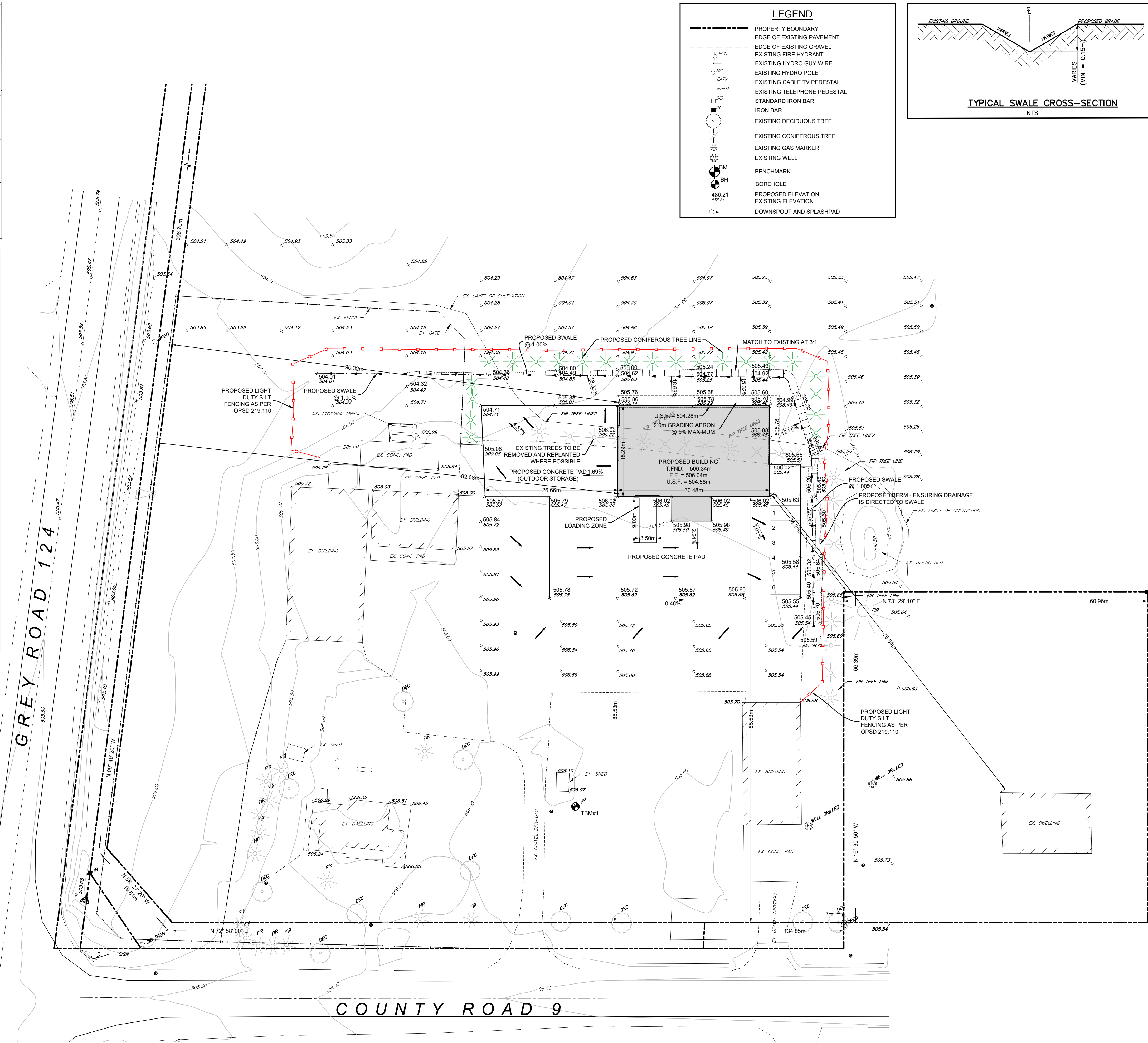
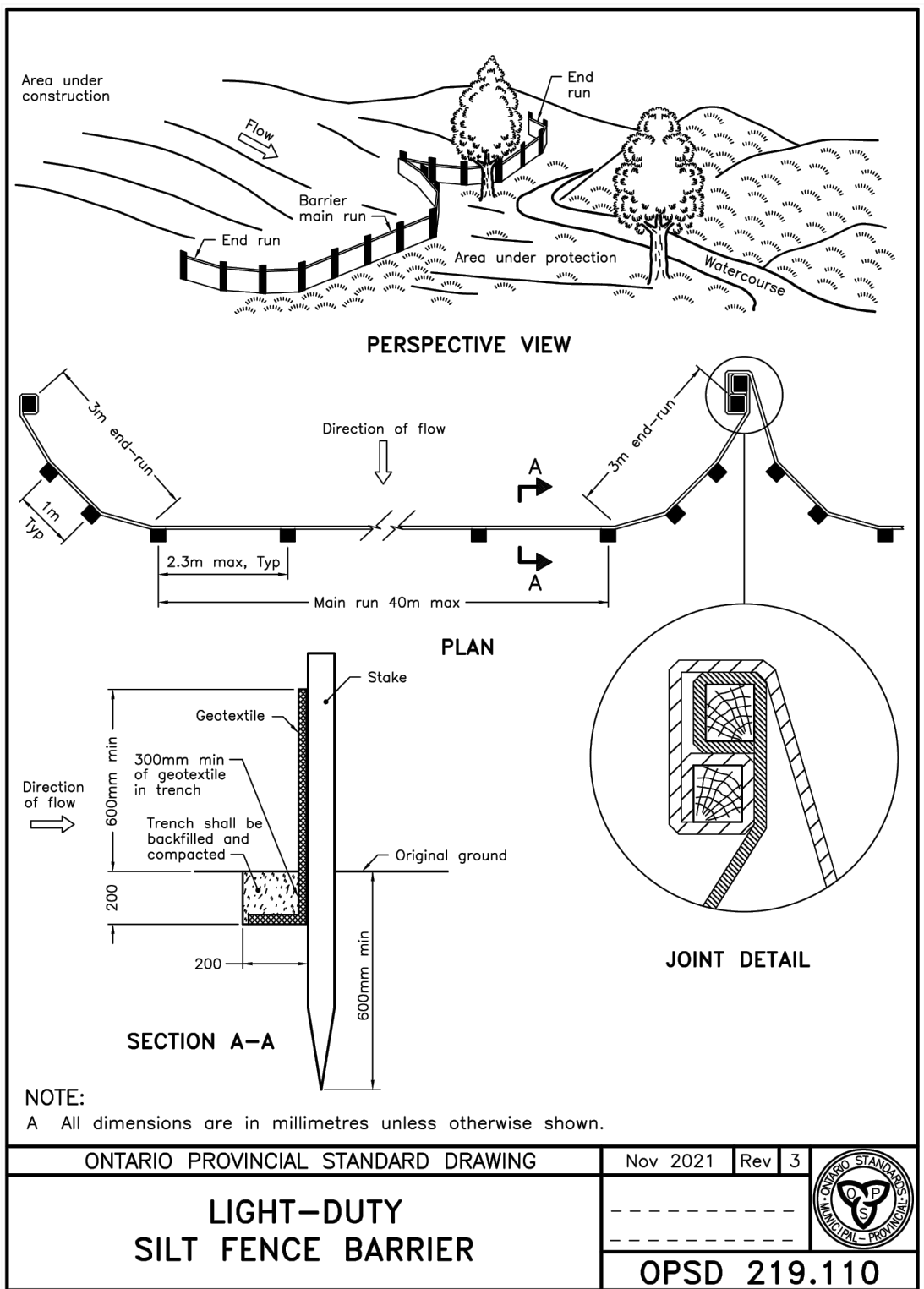
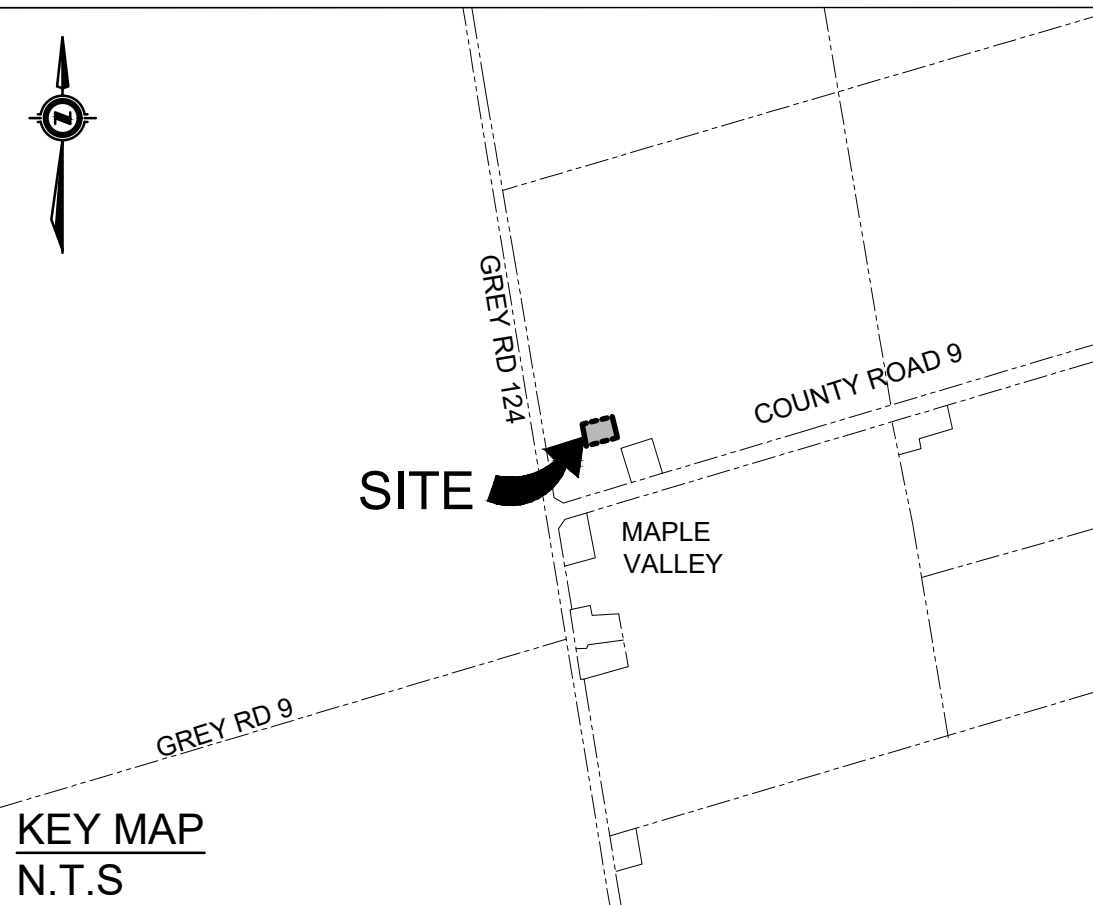




CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS. AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR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

Notes

1. PROPERTY BOUNDARY DERIVED FROM:
 - 1.1. PLAN 51R-8894 BY RONALD J. EMO, DATED AUGUST 20, 1979.
 - 1.2. PLAN 51R-42418 BY MARTIN W. KANSLEY DATED FEBRUARY 22, 2020.
2. TOPOGRAPHIC SURVEY COMPLETE BY COBIDE ENGINEERING INC. ON MAY 06 2026.
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 WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM.
4. MINIMUM COVER ON WATERMAINS, WATER SERVICES, AND HYDRANT BRANCHES UNDER DITCHES SHALL BE 1.7 METERS.
5. ALL DOWNSPOUTS, SUMP PUMP AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ONTO A SPLASH PAD OR APPROVED EQUIVALENT.
6. ALL DISTURBED AREAS ARE TO BE SOODED OVER A MINIMUM OF 100mm OF TOPSOIL OR APPROVED ALTERNATIVE GROUND COVER.
7. A COPY OF THE "ACCEPTED FOR CONSTRUCTION" LOT GRADING AND DRAINAGE PLAN IS ALWAYS TO BE ON SITE FOR REFERENCE DURING CONSTRUCTION.
8. ALL WORK WITHIN THE TOWNSHIP RIGHT-OF-WAY MUST BE RESTORED TO EQUAL OR BETTER CONDITION.
9. PLACEMENT OF SILTATION FENCES IN ALL AREAS WHERE SURFACE DRAINAGE FLOWS OVER DISTURBED AREAS.
10. SILTATION FENCE SHALL REMAIN ERECT UNTIL CONSTRUCTION IS COMPLETED AND THE UPSTREAM AREA IS FULLY RE-VEGETATED.
11. PLACEMENT OF TEMPORARY STRAW CHECK DAMS WITHIN SWALES AND ANY OTHER LOCATIONS WHERE A CONCENTRATED FLOW OF RUNOFF MAY OCCUR. ALL PROPOSED DRAINAGE SWALES ARE TO BE SEEDED DURING CONSTRUCTION.
12. ONCE THE GROUND SURFACE OF THE SITE HAS BEEN STABILIZED, THE STRAW BALE CHECK DAMS AND SILTATION FENCES CAN THEN BE REMOVED.
13. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED "ISSUED FOR CONSTRUCTION".
14. COBIDE ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR BASEMENT CONDITIONS DUE TO GROUNDWATER.
15. ALL FOOTINGS ARE TO BE CONSTRUCTED TO NATIVE SOIL OR PLACED ON STRUCTURAL FILL.
16. PROVIDE FROST FOOTINGS AS REQUIRED.
17. ALL DISTURBED AREAS TO BE RESTORED WITH TOPSOIL, SEED AND MULCH OR SOD IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
18. ENSURE POSITIVE DRAINAGE AWAY FROM PROPOSED AND EXISTING BUILDINGS.
19. REFER TO THE ARCHITECTURAL PLAN FOR BUILDING PLACEMENT. THE DRAWINGS PROVIDED HEREIN ARE INTENDED SOLELY FOR GRADING AND DRAINAGE PURPOSES AND SHOULD NOT BE RELIED UPON FOR ANY OTHER DESIGN OR CONSTRUCTION DECISIONS.

THIS IS NOT A PLAN OF SURVEY

SCALE 1:400

Benchmark Information

TBM#1
NAIL IN HYDRO POLE ON SUBJECT PROPERTY AS DEPICTED.
ELEVATION 506.25m

No.	DATE	DESCRIPTION	BY	APPD
1	JUN 17/26	FIRST SUBMISSION	JHL	TLB

REVISION / ISSUE

Seal not valid unless signed and dated

COBIDE ENGINEERING INC.
517 10th Street, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

10158 COUNTY ROAD 9, CLEARVIEW
TOWNSHIP OF CLEARVIEW
SIMCOE COUNTY
LOT GRADING PLAN

Client: MERVIN MARTIN

Design: TLB Scale: 1:400
Drawn: JHL Approved:
Checked: TLB
Date: JUN 2026

DRAWING No. 04121-SG1