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SITE PLAN/GRADING PLAN OF
19404 MALIBU LANE
TOWNSHIP OF SOUTH
GLENGARRY
STORMONT, DUNDAS, AND GLENGARY UNITED COUNTIES
SCALE 1" = 150'



A horizontal scale bar with a black line and white tick marks. The numbers 0, 1, 2, 3, 4, 5, and 10 are placed below the bar. The bar is divided into segments by the tick marks, with the final segment between 5 and 10 being slightly longer than the others.

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.
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 AND SEPTIC HOLDING TANK.
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 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.

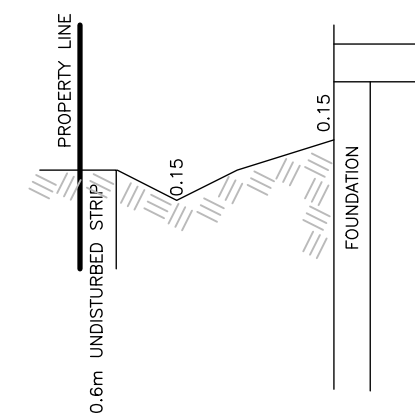
PROPERTY DIMENSIONS SHOWN HEREON ARE
IN ACCORDANCE WITH IBW SURVEYORS RECORDS.
(PROJECT NUMBER A-049300)

CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE INTERVALS.

REVISIONS

rev.	Date	COMMENTS
1	yyyy.mm.dd	
2	yyyy.mm.dd	
3	yyyy.mm.dd	

TYPICAL SWALE DETAIL



NOT TO SCALE

LEGEND

FFE	FIRST FLOOR ELEVATION		SWALE DRAINAGE
TFE	TOP OF FOUNDATION ELEVATION		SHEET DRAINAGE
BFE	BASEMENT FLOOR ELEVATION		EXISTING DRAINAGE
UFE	UNDERSIDE OF FOOTING ELEVATION		ROOF LEADER
			UTILITY POLE
			SUMP OUTLET
			ANCHOR POINT
	EXISTING SPOT ELEVATION		DOOR SILL ELEVATION
			OVERHEAD UTILITY WIRES
	PROPOSED ELEVATION		PARKING 2.7m x 5.7m
	EXISTING ELEVATION		
	SILT FENCE		

SITE STATISTICS

ZONING	—	LSR
LOT AREA	—	770.7m ²
BUILDING AREA	—	149.0m ²
LOT COVERAGE	—	19.3%
BUILDING HEIGHT	—	±6.3m
NUMBER OF STOREYS	—	2



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PARTY CHIEF:ZF	DRAWN BY:KM	CHECKED BY:**	A-049300
FILE: A-049300-SPv4		LOT DATE:JUNE 6 2025	