



TITLE: **SKETCH SHOWING PROPOSED PHASED BUILDING STRATA
SUBDIVISION OF LOT 13, SEC. 29, TP. 26, O.D.Y.D., PLAN KAP49263
(1528 MACLEAY COURT, KELOWNA)**

DRAWN BY: **RUNNALLS DENBY**
british columbia land surveyors
 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2
 Phone: (250)763-7322 Email: rob@runnallsdenby.com

CLIENT: **VINES AND REBAR**

SCALE:	1:625 (11" x 17")	
DATE:	September 11, 2024	
DWG:	16774 PSUB	
FILE No.:	16774	REV. 0



NOTES:

- BACK OF LOTS - FINISHED GRADE TO BE LEFT AT EXISTING GRADE UNLESS OTHERWISE INDICATED.
- INDIVIDUAL LOT GRADING PLANS TO BE SUBMITTED WITH PLANS FOR BUILDING PERMIT.
- DURING CONSTRUCTION OF HOUSES ALL LOTS ARE TO BE GRADED TO ENSURE RELIEF FROM STORMWATER RUNOFF.
- MSE - MINIMUM BUILDING ELEVATION (BASEMENT) - BASED ON SANITARY SERVICE ELEVATION.
- ORIGINAL GROUND CONTOURS SHOWN AT 1.0m INTERVALS BASED ON FIELD SURVEY.
- TYPICAL SLOPES:
CUT SLOPE TO BE 2:1
FILL SLOPE TO BE 2:1
- REFER TO GEOTECHNICAL REPORT BY ECORA DATED JUNE 1, 2022.
- RAIN WATER DOWNSPOUTS TO DISCHARGE ONTO SPLASH GUARDS.
- ROCK WALLS TO BE CERTIFIED BY GEOTECHNICAL ENGINEER.
- WALLS HIGHER THAN 1.2m TO BE DESIGNED AND CERTIFIED BY A GEOTECHNICAL OR STRUCTURAL ENGINEER.
- ALL WORKS TO MEET MMCO (PLATINUM EDITION) ENVIRONMENTAL PROTECTION SECTION 01 57 01 REQUIREMENTS, BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL-UPLAND WORKS BY CITY OF KEOHNA, AND LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT - DFO & BOMOE.

EROSION AND SEDIMENT MANAGEMENT - ALL STAGE OF CONSTRUCTION

- ALL WORK IS TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SILT, SEDIMENT, AND/OR ANY OTHER DELETERIOUS SUBSTANCES INTO ANY STORM SEWER OR WATERCOURSE.
- ALL EXISTING CATCH BASINS OFF SITE TO HAVE FILTER FABRIC INSTALLED PRIOR TO ANY WORK STARTING.
- TO PREVENT EROSION:
14.1. PREVENT CONCENTRATED OVERLAND FLOWS FROM OCCURRING
14.2. COVER STOCKPILES, EXPOSED EARTH AND DISTURBED AREAS WITH TARP OR ANY APPROVED PRODUCT.
14.3. LIMIT CLEARING AS MUCH AS POSSIBLE TO AREAS TO BE IMMEDIATELY WORKED.
- PREVENT WIND BLOWN EROSION BY WATERING, COVERING EXPOSED EARTH OR BY OTHER APPROVED MEASURES.
- EROSION & SEDIMENT MANAGEMENT WORKS SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO ANY WORK IN THE AREA FOR WHICH THE EROSION & SEDIMENT MANAGEMENT WORKS ARE INTENDED INCLUDING REMOVALS, CLEARING AND EARTHWORKS.
- ALL EROSION & SEDIMENT MANAGEMENT WORKS TO BE MAINTAINED BY THE CONTRACTOR AT ALL TIMES TO ASSURE PROPER OPERATIONS. REPLACEMENT OF SILT FENCES AND FILTER CLOTHS (CATCH BASINS), THE FLUSHING OF SEWERS AND CLEANING OF SUMPS ARE REQUIRED DURING THE COURSE OF CONSTRUCTION.
- REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT FROM SEDIMENT MANAGEMENT FACILITIES BEFORE SEDIMENT REACHING ONE THIRD OF THE HEIGHT OF THE FACILITY.
- MONITOR EROSION AND SEDIMENT MANAGEMENT WORKS DAILY AND AFTER HEAVY RAINFALL OR SNOW MELT EVENTS. ENSURE INSPECTIONS ARE COMPLETED AT END OF WORK WEEK OR HOLIDAYS.
- PRIOR TO CONSTRUCTION ACTIVITIES, CONTRACTOR TO INSPECT ALL CATCH BASINS TO ENSURE FILTER FABRIC IS SECURE AND CLEAR OF DEBRIS TO PREVENT SEDIMENT FROM ENTERING ANY STORM SYSTEM.
- DURING CONSTRUCTION THE CONTRACTOR IS TO FLUSH AND CLEAN STORM SYSTEM AS REQUIRED AND AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR MAY NEED TO EMPLOY ADAPTIVE MEASURES, AND/OR ADDITIONAL MEASURES, AND/OR ADJUST THE INSTALLED EROSION AND SEDIMENT MANAGEMENT WORKS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER AS SITE CONDITIONS CHANGE.
- ALL EROSION AND SEDIMENT MANAGEMENT WORKS ARE TO REMAIN IN PLACE UNTIL SUBSTANTIAL COMPLETION AND UNTIL VEGETATION HAS DEVELOPED ON EXPOSED AND DISTURBED AREAS WHICH CONTRIBUTE FLOWS TO EROSION AND SEDIMENT MANAGEMENT WORKS.
- DURING EARLYWORK OPERATION, A STABILIZED GRAVEL PAD IS TO BE PROVIDED AT THE ENTRANCE OF THE DEVELOPMENT. THE STABILIZED ENTRANCE GRAVEL PAD IS TO BE 400x100m, PAD THICKNESS TO BE 0.3m CRUSHED GRAVEL AND/OR BLAST ROCK ON WHICH DECIDED IN THE FUTURE. DRAINAGE FROM GRAVEL PAD TO BE DIRECTED TO TEMPORARY LOW POINT POOL FOR SEDIMENT TO SETTLE, INSPECT AND CLEAN OUT TEMPORARY POOL, AND ENSURE GRAVEL PAD IS CLEAR OF MUD.

- Legend
- X 804.5 EXISTING ELEVATIONS
 - X 384.30 DESIGN TOP OF PAVEMENT ELEVATIONS
 - X 384.41 DESIGN TOP OF CURB/SIDEWALK ELEVATIONS
 - X 384.56 DESIGN GROUND ELEVATIONS
 - UF 384.55 UPPER FLOOR ELEVATION
 - UF 384.08 LOWER FLOOR ELEVATION
 - GF 384.08 GARAGE FLOOR ELEVATION
 - TOP OF WALL
 - BOTTOM OF WALL
 - AT FINISHED GRADE
 - TOP OF CUT
 - TOE OF FILL
 - EXTENT OF GRADING
 - GRADE CHANGE

PROFESSIONAL CONSULTANT
mckinley studios
100 Macleay Street, Suite 101, KEOHNA, VIC 3179
03 9594 1111
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NOTES
THESE PLANS HAVE BEEN PREPARED BY MCKINLEY STUDIOS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING ACT 1993 AND THE ENGINEERING REGULATIONS 2001. THE CONSULTANT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE CONDITIONS SINCE THE DATE OF THE SURVEY. THE CONSULTANT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE CONDITIONS SINCE THE DATE OF THE SURVEY. THE CONSULTANT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE CONDITIONS SINCE THE DATE OF THE SURVEY.

KEY PLAN

REVISION

NO.	DATE	DESCRIPTION
1	2024/04/10	ISSUED FOR PERMIT

CLIENT
Mark Anthony Group

CONSULTANT
ctq ENGINEERING ARCHITECTURE
LANDSCAPE ARCHITECTURE
URBAN PLANNING

PROJECT
1528 Macleay Court

DRAWING TITLE
SITE GRADING PLAN

DRAWING INFORMATION

PROJECT NO.	0000
DATE	2024/04/10
SCALE	1:500
DRAWN BY	TP
CHECKED BY	-

REVISION

NO.	DATE	DESCRIPTION
0	-	-

C-02