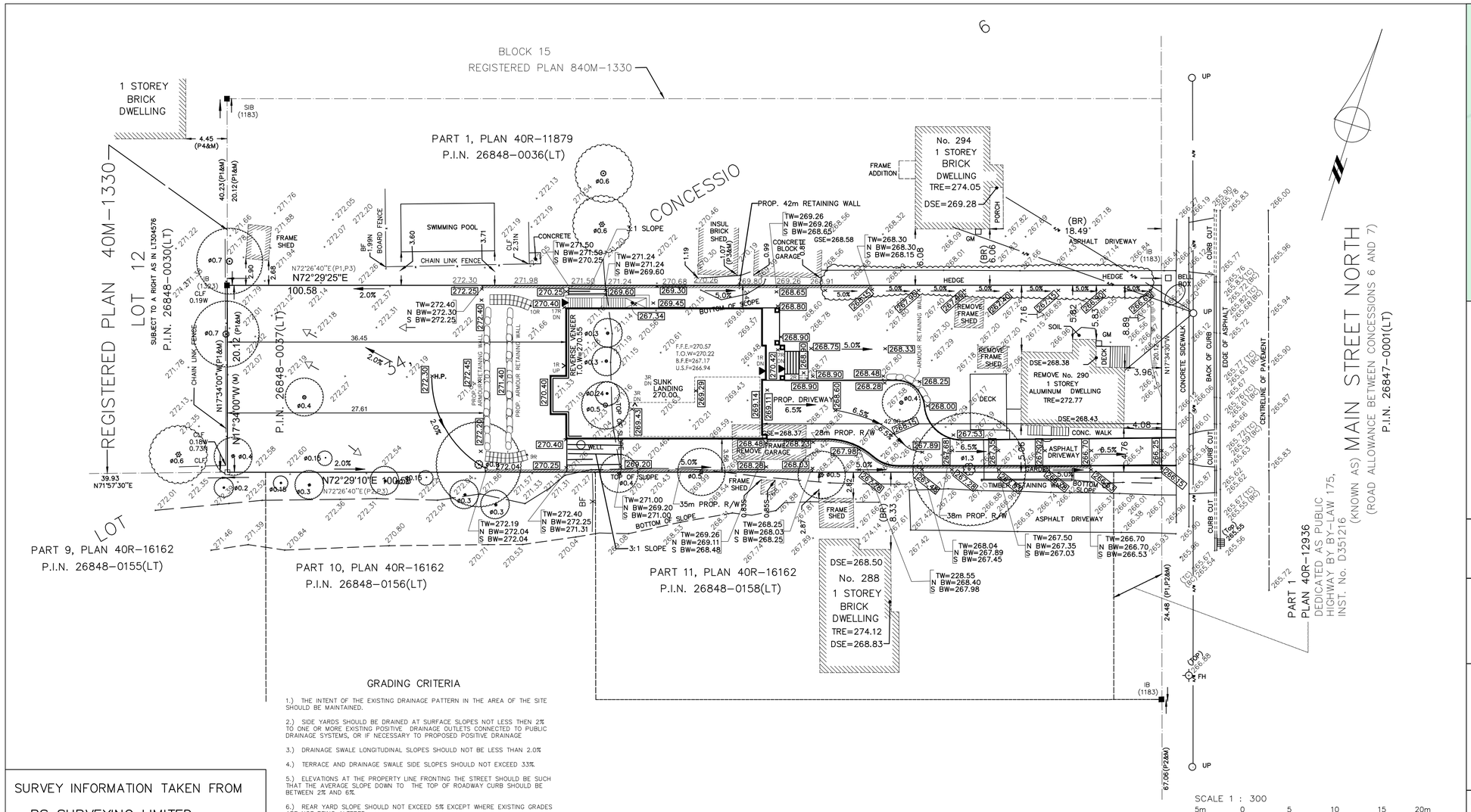

LEGEND

PIN	DENOTES PROPERTY IDENTIFIER NUMBER		
F.S.	DENOTES FINISHED SILL ELEVATION	BR	DENOTES TIES TO BRICK
F.F.E	DENOTES FINISHED FLOOR ELEVATION	ALU	DENOTES TIES TO ALUMINUM
T.O.W	DENOTES TOP OF FOUNDATION ELEVATION	BF	DENOTES BOARDFENCE
B.F.E	DENOTES BASEMENT SLAB ELEVATION	CLF	DENOTES CHAIN LINK FENCE
U.S.F	DENOTES UNDERSIDE OF FOOTING ELEVATION	CB	DENOTES CATCH BASIN
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST	FH	DENOTES FIRE HYDRANT
H.P.	DENOTES HIGH POINT ELEVATION	UP	DENOTES UTILITY POLE
TOC	DENOTES TOP OF CURB		DENOTES CONIFEROUS TREE
R	DENOTES RISER		DENOTES DECIDUOUS TREE
DN	DENOTES DOWN	LS	DENOTES LAMP STANDARD
UP	DENOTES UP	-A/W-	DENOTES AERIAL WIRES
	DENOTES DRAIN WATER LEADER	GM	DENOTES GAS METER
AD	DENOTES DRAIN AREA	(TC)	DENOTES TOP OF CURB
	DENOTES DIRECTION OF FLOW	(BC)	DENOTES BOTTOM OF CURB
STM	DENOTES STORM SEWER		
SAN	DENOTES SANITARY SEWER		
268.50	DENOTES PROPOSED ELEVATION		
265.65	DENOTES EXISTING ELEVATION		
265.50	DENOTES EXISTING ELEVATION TO REMAIN		
WW	DENOTES WALKWAY		

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO BENCH MARK No.008197784 87, HAVING AN ELEVATION OF 274.415 METRES.

GRADING CONSULTANT APPROVAL

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A PROPOSED TWO STOREY DWELLING LOCATE AT 290 MAIN STREET NORTH, TOWNSHIP OF UXBRIDGE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES, IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OF ADJACENT PROPERTIES.

LICENSED PROFESSIONAL ENGINEER
J. Sathiyavadivel
100060934
AUG. 09/2024
PROVINCE OF ONTARIO

GRADING CRITERIA

1.) THE INTENT OF THE EXISTING DRAINAGE PATTERN IN THE AREA OF THE SITE SHOULD BE MAINTAINED.

2.) SIDE YARDS SHOULD BE DRAINED AT SURFACE SLOPES NOT LESS THEN 2% TO ONE OR MORE EXISTING POSITIVE DRAINAGE OUTLETS CONNECTED TO PUBLIC DRAINAGE SYSTEMS, OR IF NECESSARY TO PROPOSED POSITIVE DRAINAGE

3.) DRAINAGE SWALE LONGITUDINAL SLOPES SHOULD NOT BE LESS THAN 2.0%

4.) TERRACE AND DRAINAGE SWALE SIDE SLOPES SHOULD NOT EXCEED 33%.

5.) ELEVATIONS AT THE PROPERTY LINE FRONTING THE STREET SHOULD BE SUCH THAT THE AVERAGE SLOPE DOWN TO THE TOP OF ROADWAY CURB SHOULD BE BETWEEN 2% AND 6%.

6.) REAR YARD SLOPE SHOULD NOT EXCEED 5% EXCEPT WHERE EXISTING GRADES ARE NOT BEING ALTERED.

7.) DURING CONSTRUCTION, SILTATION CONTROL METHODS SHOULD BE USED AROUND THE LOT PERIMETER IN ORDER TO PREVENT EROSION OR SILTATION ON ADJACENT PROPERTIES.

8.) IN COMPLIANCE WITH 9.14.6.1. OF THE ONTARIO BUILDING CODE THE SITE IS TO BE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING UNDER CONSTRUCTION AND WILL NOT ADVERSELY AFFECT ANY ADJACENT PROPERTIES.

9.) IN COMPLIANCE WITH SUBSECTION 9.26.18.2. OF THE ONTARIO BUILDING CODE, WHERE STORM SEWER IS NOT AVAILABLE TO WHICH DOWN SPOUTS MAY BE CONNECTED, PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION.

10.) COVERED SUMP WITH AN AUTOMATIC PUMP SHALL BE INSTALLED TO DISCHARGE WATER FROM FOUNDATION DRAINS, OVERLAND TO CATCH BASIN CONNECTED TO A STORM SEWER LOCATED WITHIN PUBLIC RIGHT OF WAY OR TO A DRAINAGE DITCH OR DRYWELL AS PER ARTICLE 9.14.5.2-3 OF THE ONTARIO BUILDING CODE.

NOTE: TOP OF FOUNDATION WALL ELEVATION MINIMUM 0.15 METRES ABOVE HIGHEST GRADE. REFER TO ARCHITECTURAL PLANS FOR FOUNDATION WALL DESIGN.

SURVEY INFORMATION TAKEN FROM

RS SURVEYING LIMITED.
ONTARIO LAND SURVEYORS
117 RINGWOOD DRIVE, UNIT 9
STOUFFVILLE (ONT), L4A 8C1
Ph. 905-554-1021, Cell 416-708-0545
Web: www.rssurveyinglimited.ca, Email: info@rssurveyinglimited.ca
PROJECT : RSSU-2024-003-TP

PART OF LOT 34
CONCESSION 6
(GEOGRAPHIC TOWNSHIP OF UXBRIDGE, COUNTY OF ONTARIO)
TOWNSHIP OF UXBRIDGE
REGIONAL MUNICIPALITY OF DURHAM

NOTE: –

CONTRACTOR/BUILDER

IS RESPONSIBLE FOR CONFIRMING ALL EXISTING GRADES AND ELEVATIONS, THE LOCATION OF ALL EXISTING SERVICES AND UTILITIES, AND THE INVERT ELEVATIONS OF ALL SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHOULD BE REPORTED IMMEDIATELY TO THE UNDERSIGNED.

CAUTION

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.
2. EXISTING SANITARY AND STORM INVERT TO BE CONFIRMED PRIOR TO CONSTRUCTION.
3. ARCHITECT TO CHECK THE ZONNING AND SETBACKS AND ELEVATIONS.
4. ARCHITECT TO CONFIRM DESIGN CONFORMS WITH ARCHITECTURAL PLANS.
5. THE EXISTING STORM AND SANITARY SERVICE LATERAL MUST BE INSPECTED AT THE PROPERTY LINE BY THE BUILDER AND THE INVERT ELEVATION MUST BE VERIFY BEFORE DO ANY EXCAVATION MINIMUM 2.0% FALL REQUIRED. OTHERWISE SUMP PUMP AND SEWER EJECTOR TO BE INSTALLED BY THE BUILDER.

OWNERS NAME: –

ADDRESS: – 290 MAIN STREET NORTH
TOWNSHIP OF UXBRIDGE
ONTARIO

No:	DATE: –	REVISION
2	AUGUST 9th, 2024	2ND SUBMISSION TO THE CITY
1	APRIL 26th, 2024	1st SUBMISSION TO THE CITY

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DRAWING TITLE:
PROPOSE GRADING PLAN

PROJECT NAME:
290 MAIN STREET NORTH
TOWNSHIP OF UXBRIDGE
ONTARIO.

JEY CONSULTING INC.
93 EASTVALE DRIVE
MARKHAM, ONTARIO, L3S 4S9
PHONE: 416-526-0062 Email: jey_eng@hotmail.com

DRAWN BY: SJ	CHECKED BY: SJ	CAD NUMBER: 24-056	JOB NUMBER: 24-056	DRAWING No: – PG
SCALE 1:300				