

KEY PLAN
SCALE: N/A

SEE SURVEY BY O.L.S. FOR VERIFICATION SURVEY INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT

PART 1
PLAN OF SURVEY OF
LOT 650 AND PART OF LOT 651 BLOCK 53
REGISTERED PLAN 30
TOWN OF UXBRIDGE

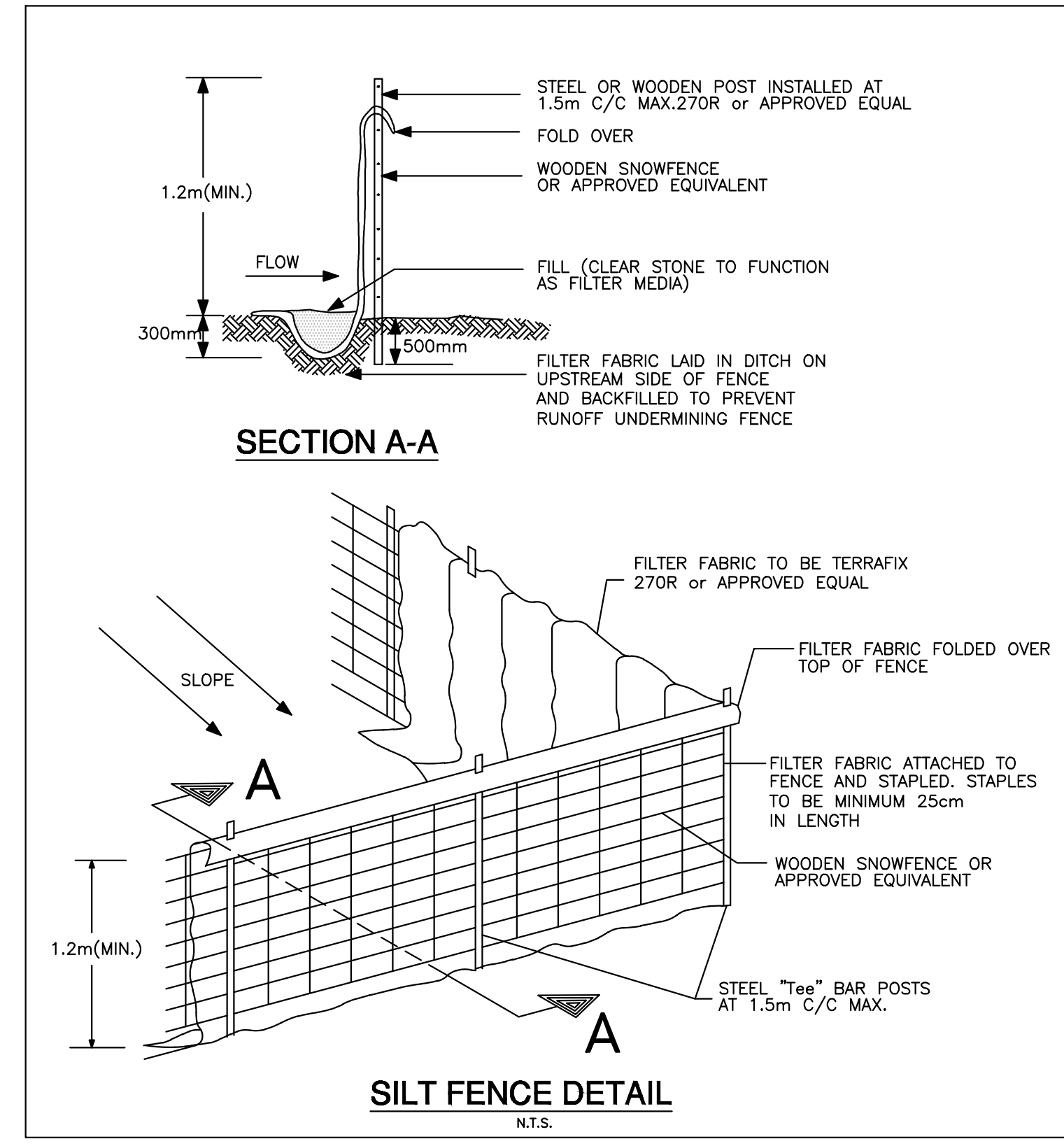
AS PREPARED BY:
KAD LANKA SURVEYING INC.
ONTARIO LAND SURVEYORS
DATED: DECEMBER 17, 2022

BENCHMARK NOTE
ELEVATION SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD 2013) BY DIRECT MEASUREMENT TO A LEICA GPS NETWORK.

BEARING NOTE
BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) 1 AND 2 BY RTK OBSERVATIONS UTM ZONE 17 NORTH, NAD83 (CSRS)

SITE GRADING PLAN GENERAL NOTES:

1. 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 OR PUBLIC RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER/APPLICANT SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY APPLICABLE ENVIRONMENTAL AGENCY
2. INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A POSITIVE OUTLET.
3. ALL DOWNSPOUTS, SUMP PUMP AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ON TO A SPLASH PAD OR APPROVED EQUIVALENT. DRAINAGE DIRECTLY TO A MUNICIPAL DITCH IS NOT PERMITTED, WHICH INCLUDES ROOF LEADERS, BASEMENT SUMPS AND FOUNDATION DRAINS.
4. THE OWNER/BUILDER/APPLICANT IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
5. THIS LOT GRADING PLAN HAS BEEN DESIGNED/COMPLETED SUCH THAT MUNICIPAL, COUNTY AND PROVINCIAL LANDS ADJACENT TO OR IN THE VICINITY OF THIS LOT ARE NOT AFFECTED.
6. A COPY OF THE ACCEPTED FOR CONSTRUCTION LOT GRADING PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
7. IF THERE IS NOT AN OVERALL LOT GRADING PLAN IN EXISTENCE FOR THE LOT THEN THE FOLLOWING CLAUSES MUST BE INCLUDED:
 - a) THIS LOT GRADING PLAN HAS BEEN DESIGNED/COMPLETED TO PREVENT DRAINAGE TOWARDS THE FOUNDATION AFTER SETTLING.
 - b) THIS LOT GRADING PLAN HAS BEEN DESIGNED/COMPLETED SUCH THAT SURFACE DRAINAGE FROM THE LOT WILL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES OR MUNICIPAL LANDS/ROADWAYS.
8. THE BUILDING ELEVATIONS HAVE BEEN SET SUCH THAT THERE IS NO RISK OF HYDROSTATIC PRESSURE AFFECTING THE BUILDING.
9. POST CONSTRUCTION AND UPON COMPLETION OF THE LOT GRADING AS PER THE APPROVED LOT GRADING PLAN, THE OWNER IS RESPONSIBLE TO REPAIR ANY SETTLEMENTS IN ORDER TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL TIMES.
10. POST CONSTRUCTION AND UPON COMPLETION OF THE LOT GRADING AS PER THE APPROVED LOT GRADING PLAN, THE OWNER IS RESPONSIBLE TO MAINTAIN ALL DOWNSPOUTS AND TO ENSURE THAT NO SUBSEQUENT MODIFICATIONS TO THE GRADING OF THE LOT ARE MADE WHICH WILL ADVERSELY AFFECT THE DRAINAGE OF ADJACENT LOTS.



LEGEND

---	TPZ
←	SLOPE
186.40	EXISTING GRADE
186.40	PROPOSED GRADE
(Dotted pattern)	SOFT LANDSCAPING
(Solid pattern)	HARD LANDSCAPING
(Circle with line)	RAIN WATER LEADER

NO.	DESCRIPTION OF ISSUE	DATE
1	ISSUED FOR CLIENT APPROVAL	NOV 08, 2023
2	ISSUED FOR CLIENT APPROVAL	APR 15, 2024
3	ISSUED FOR REVIEW	MAY 06, 2024
4	ISSUED FOR REVISION	JUL 29, 2024
5	ISSUED FOR REVISION	SEPT 23, 2024
6		
7		

GRADING PLAN
SCALE: 3/32" = 1'-0"