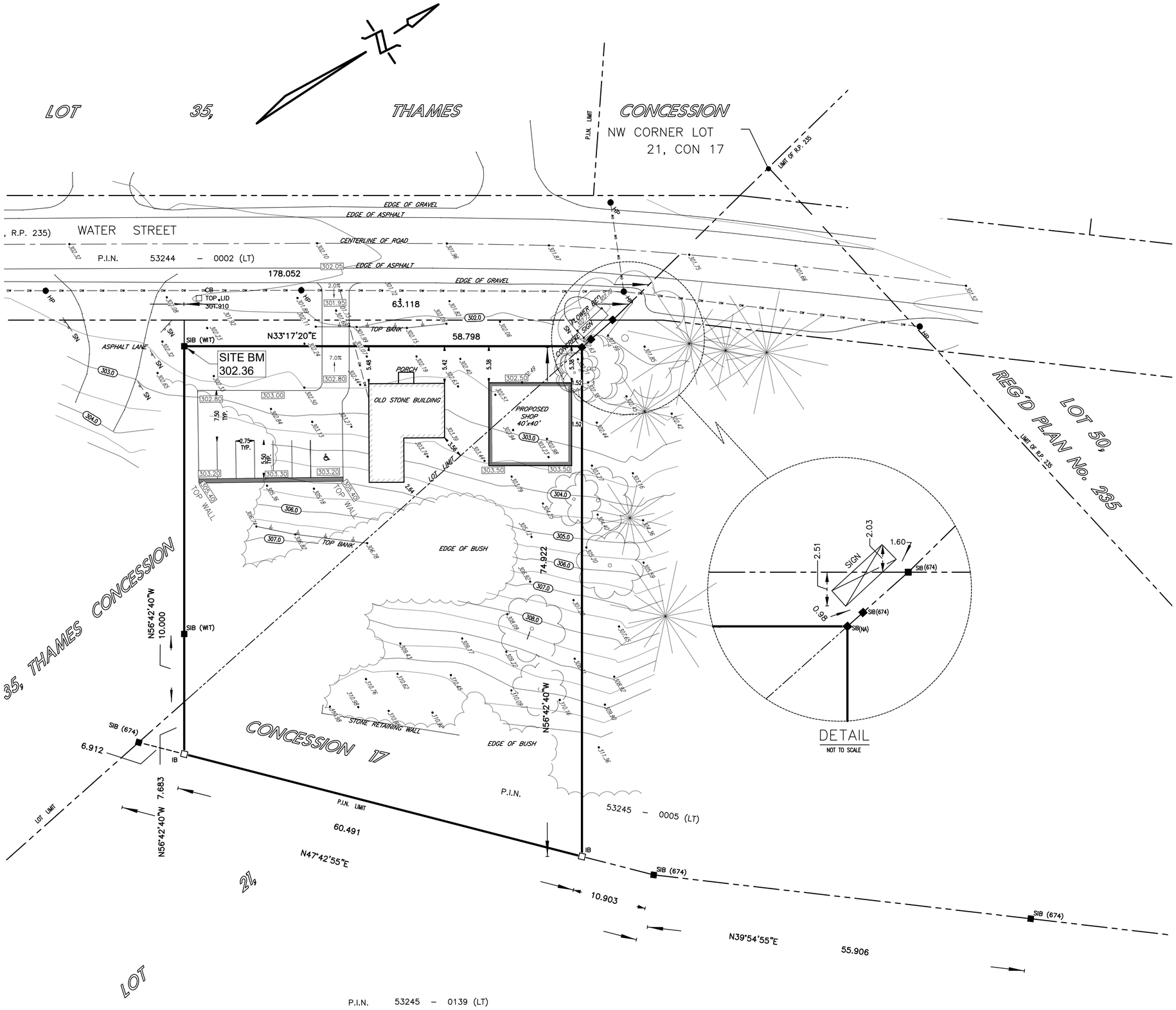

CAUTION:

- IT IS THE RESPONSIBILITY OF THE PLAN USER TO INFORM THEMSELVES OF THE EXACT LOCATION OF AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES BEFORE COMMENCING WORK. SUCH UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWING AND WHERE SHOWN THE ACCURACY OF THEIR POSITION IS NOT GUARANTEED.
- THIS PLAN IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- STEP FOOTINGS AS REQUIRED TO PROVIDE FROST PROTECTION.

ASSOCIATION OF ONTARIO LAND SURVEYORS
D.J. RAITHBY
1684

VALID WHEN DATED AND SIGNED BY THE PROFESSIONAL

LEGEND & NOTES:

BENCHMARK:
ELEVATIONS ARE GEODETIC, AND ARE DERIVED FROM (THE CANSEL CAN–NET REAL TIME NETWORK UTM ZONE 17 NAD83 (CSRS–2010)

CONTOUR INTERVALS:
CONTOUR INTERVALS OCCUR EVERY 0.50m

BEARINGS ARE GRID, UTM ZONE 17 NAD83 (CSRS–2010) FROM THE CANSEL CAN–NET REAL TIME NETWORK, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, SHOWN HEREON.

AREA OF BLDGS – 188 m²

AREA OF LOT – 3958 m²
LOT COVERAGE – 4.8%

× 000.00 PROPOSED ELEVATION
→ DIRECTION OF SURFACE RUN–OFF
PROPOSED HOUSE
–·–·– ZONING SETBACKS

1. TYPE OF BUILDING: COMMERCIAL
2. INVERT ELEVATION OF SANITARY SEWER: –– SATISFACTORY FALL TO BE VERIFIED BY BUILDER PRIOR TO FOOTING POUR.
3. FOOTINGS TO BE 4 FEET (1.2 METRES) MINIMUM BELOW FINISHED GRADE. (SEE ONTARIO BUILDING CODE FOR CLEARANCE TO TOP OF WALL AND OTHER REQUIREMENTS.)
4. THIS PLAN WAS PREPARED FOR GRADING DESIGN ONLY.
5. ALL DIMENSINGS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED.

BENCHMARK: ELEVATIONS ARE GEODETIC, AND ARE DERIVED FROM THE CANSEL CAN–NET REAL TIME NETWORK UTM ZONE 17 NAD83 HT2–0 AND IS RELATED TO THE SIB WIT AT THE WEST CORNER OF THE PROPERTY WITH AN ELEVATION OF 302.26,

No.	REVISIONS	DATE	BY
–	–	–	–
–	–	–	–

NA GEOMATICS INC.
ONTARIO LAND SURVEYORS
107 ERIE STREET, STRATFORD, ON., N5A 2M5
TEL: 519–273–3205
871 DUNDAS ST., WOODSTOCK, ON., N4S 1G8
TEL: 519–537–6212

CLIENT ANDY FORMAN – FORMAN ELECTRIC

LOT GRADING PLAN
475 WATER STREET
TOWN OF ST. MARYS

DRAWN: S CULLITON	CAD FILE: 20–6029_GRAD_Ae.dwg
CHECKED: D. Raithby	FILE No. 20–6029
DATE: 24–Jun–20	
SCALE: 1:400	

METRIC

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