

Note:  
1. All services including hydro, cable, telephone, and gas should be staked out prior to construction and appropriate pre-cautions taken to protect the existing services.

531 Hwy. 47 E.  
PO Box 241  
**SiteEx** Inc. Uxbridge, ON  
L9P 1M7

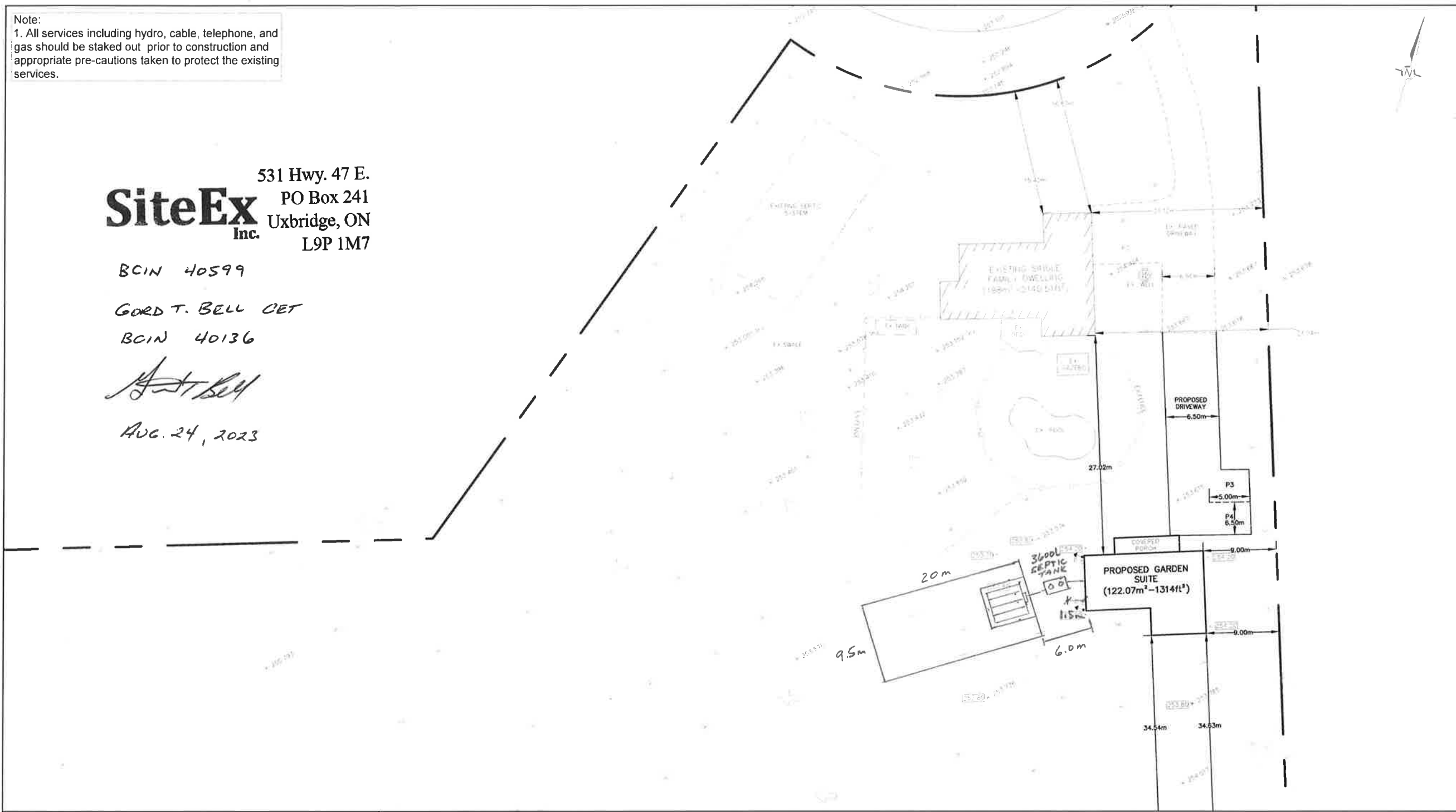
BCIN 40599

GORD T. BELL CET

BCIN 40136



AUG. 24, 2023



METRIC  
THIS PLAN SHOWS DISTANCES AND ELEVATIONS IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

FIELD WORK COMPLETED JUNE 2023

ELEVATIONS SHOWN HEREON ARE GEODETIC BASED ON DATUM CANADIAN AND ARE DERIVED FROM GPS REAL TIME HEIGHT OBSERVATIONS USING THE CANADIAN WIDE NETWORK BY LVM ZONE 17N

ALL BOUNDARIES SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED BY A LICENSED ONTARIO LAND SURVEYOR (OLS)

BOUNDARIES REFERENCED SHRP PLAN BY OLS 15040 AND PARCELS LTD. DATED, NOVEMBER 20, 1995

SITE BENCHMARK:  
TOP OF CULVERT AT NORTH WEST PROPERTY LINE, HAVING AN ELEVATION OF 252.171 m

REFERENCE BENCHMARK:  
ELEVATIONS HEREON ARE GEODETIC AND ARE REFERRED TO GEODETIC SURVEY CONTROL NETWORK - STATION NO. 0011870000, HAVING A PUBLISHED ELEVATION OF 252.000 METRES (DADES - UTM ZONE 17N, COORD)

**DRONE SURVEY CANADA**  
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**SITE NOTES**

LOT COVERAGE:	
EXISTING SFD	= 198.66m <sup>2</sup>
EXISTING GARAGE	= 2.99m <sup>2</sup>
PROPOSED GARDEN SUITE	= 22.03m <sup>2</sup>
TOTAL COVERAGE	= 330.92m <sup>2</sup>
LOT AREA (23800)	= 1955.57m <sup>2</sup>
TOTAL LOT COVERAGE	= 2.4%

HEIGHT OF GARDEN SUITE = 6.87m (22'4")

**PROPOSED ASPHALT SURFACE TREATMENT:**

ASPHALT	
HLS SURFACE COURSE	= 25mm
HLS BASE COURSE	= 40mm

**GRAVEL:**

GRAVEL 'A'	= 150mm
GRAVEL 'B'	= 200mm

Rev. No.	Date	Description	CAD
Rev.			

**LEGEND:**

	DENOTES EXISTING GRADE
	DENOTES PROPOSED GRADE
	DENOTES PROPOSED SWALE INVERT
	DENOTES FINISHED FLOOR ELEVATION
	DENOTES DOWNSPOUT DISCHARGE LOCATIONS
	DENOTES HYDRO POLE
	DENOTES MANHOLE
	DENOTES INVERT
	DENOTES HIGH POINT
	DENOTES TO BE REMOVED
	DENOTES EXISTING OVERLAND FLOW ROUTE

- Notes:**
1. Drainage shall be self-contained on site by the construction of swales or drain to a protected outlet. Drainage shall not impact adjacent properties.
  2. All downspouts and other drainage discharge points shall discharge on to a splash pad or approved equivalent.
  3. Sump pump discharge points must be wholly within private property.
  4. The owner/builder is responsible for obtaining utility and servicing locates prior to any works.
  5. All services including hydro, cable, telephone, and gas should be staked out prior to construction and appropriate pre-cautions taken to protect the existing services.
  6. No elevations will be less than 0.15m between final grade and Top of Foundation Wall.
  7. All yard areas to be reinstated with 150mm top-soil and sod, or seed.
  8. Maintain maximum slopes at 3 horizontal to 1 vertical.
  9. Provide new swales as detailed.
  10. All sites works to O.B.C., Town requirements & all governing legislation.
  11. 400mm diameter minimum or approved by Town or City.
  12. 6.0m to 9.0m width of culvert (min and max)
  13. Material to be 320 kPa dual wall HDPE
  14. Installation of Culvert and Entrance to conform to Town or City Standard Drawing
  15. Culverts must be min 0.9m from property lines
  16. Bedding and cover to be 3/4" crushed limestone or clearstone.
  17. The backfill material shall be placed simultaneously on both sides of the pipe in layers not exceeding 200mm in thickness. Each layer shall be thoroughly tamped to a compaction not less than 95% of Standard Proctor Density before a further layer is placed.
  18. Backfilling shall be continued until all parts of the pipe culvert have not less than 300mm of backfill cover.



**30 ORCHARD COURT  
MOUNT ALBERT**

**EAST GWILLIMBURY  
REGION OF YORK**

**PROPOSED GRADING PLAN**

Scale: 1:500	Designed By: DD
Date: 22-AUG-23	Drawn By: DD
	Checked By: DD
Project No.: <b>2300357.000</b>	Drawing No.: <b>GR-1</b>