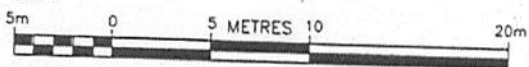


MAXWELL STREET
(44M-30)
20.117 WIDE

LOT GRADING PLAN
of all of
LOT 61
REGISTERED PLAN No. 44M-30
in the
TOWN OF ST. MARY'S
COUNTY OF PERTH
Scale 1 : 300
2014

FINISHED FLOOR = MAIN 27.32
TOP OF FOUNDATION = MAIN 27.02
UNDERSIDE OF FOOTING = MAIN 24.48
DRIVEWAY ELEV. AT GARAGE ENTRANCE = 26.57
DRIVEWAY SLOPE = 5.4 %
BASEMENT WINDOW SILL ELEV. = 26.41
BASEMENT SLAB = 24.71
0.45 (18") CUT TO FINISHED GARAGE FLOOR
7"10" WALL ON 6" FOOTING (MAIN - 2.54)
W DENOTES WINDOW
WW DENOTES WINDOW WELL
ADD 300.000 TO OBTAIN
GEODETIC ELEVATIONS
AREA of LOT = 908.110 Sq. m.
AREA of DWELLING = 129.226 Sq. m. (14.23 %)
AREA of GARAGE = 52.242 Sq. m. (5.75 %)
AREA of PARKING = 37.059 Sq. m. (4.08 %)
LANDSCAPED OPEN SPACE = 689.583 Sq. m. (75.94 %)
ZONED R3



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

NOTE
AIR CONDITIONING UNITS, WALKS, DECKS AND PATIOS ARE OPTIONAL AND ARE SHOWN ON THIS PLAN FOR THE CONVENIENCE OF THE BUILDER. THEIR APPEARANCE ON THIS PLAN DOES NOT OBLIGATE THE BUILDER TO INCLUDE THEM IN CONSTRUCTION.

ENGINEERS CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN GENERAL CONFORMITY FOR DRAINAGE AND RELATIVE ELEVATIONS, WITH THE ACCEPTED SUBDIVISION GRADING PLANS FILED WITH THE ENGINEER OR ATTACHED TO THE SUBDIVISION AGREEMENT.

NOTE TO BUILDER: THIS CERTIFICATION DOES NOT INCLUDE THE INVESTIGATION OF ANY POTENTIAL UTILITY CONFLICTS WITHIN THE ROAD ALLOWANCE FRONTING AND/OR FLANKING THE SUBJECT LOT, OR THE LOCATION OF A DRIVEWAY CURB CUT IF APPLICABLE, AND IT IS IN THE INTEREST OF THE BUILDER TO CONFIRM UTILITY AND DRIVEWAY LOCATIONS.

NOTE: AS IN ANY SUBDIVISION, THE STORM SEWERS FROM TIME TO TIME WILL BECOME INUNDATED WITH WATER AND FLOODING WILL OCCUR. THEREFORE SUMP PUMPS ARE REQUIRED ON THE WEeping TILE SERVICE AND MUST EXTEND VERTICALLY WITHIN THE HOUSE TO AN ELEVATION ABOVE THE LOWEST EXTERIOR GROUND ELEVATION AT THE FOUNDATION BEFORE DROPPING AND EXITING THE HOME. BACKWATER VALVES ARE REQUIRED ON THE STORM SERVICES WHERE PROPER SUMP PUMP INSTALLATION HAS NOT BEEN PROVIDED AND ON SANITARY SERVICES. JOHNSON ENGINEERING CONSULTANTS DO NOT GUARANTEE THAT THE INCLUSION OF BACKWATER VALVES OR A SUMP PUMP WILL PREVENT THE FLOODING OF HOUSES UNDER ALL CIRCUMSTANCES.

- PROPOSED ELEVATION
- DRAINAGE DIRECTION
- SWALE DIRECTION
- EXISTING ELEVATION
- OVERLAND FLOW ROUTE
- DRAINAGE BREAK LINE

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