

CAUTION: UNDERGROUND SERVICES ARE NOT LOCATED AND MUST BE VERIFIED ON-SITE PRIOR TO EXCAVATION.

GRADING OF SITE TO BE CHECKED AND CERTIFIED BY ENGINEER PRIOR TO PLACEMENT OF TOPSOIL AND SODDING/SEEDING.

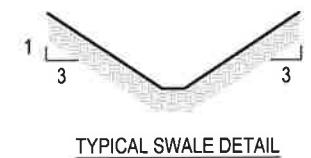
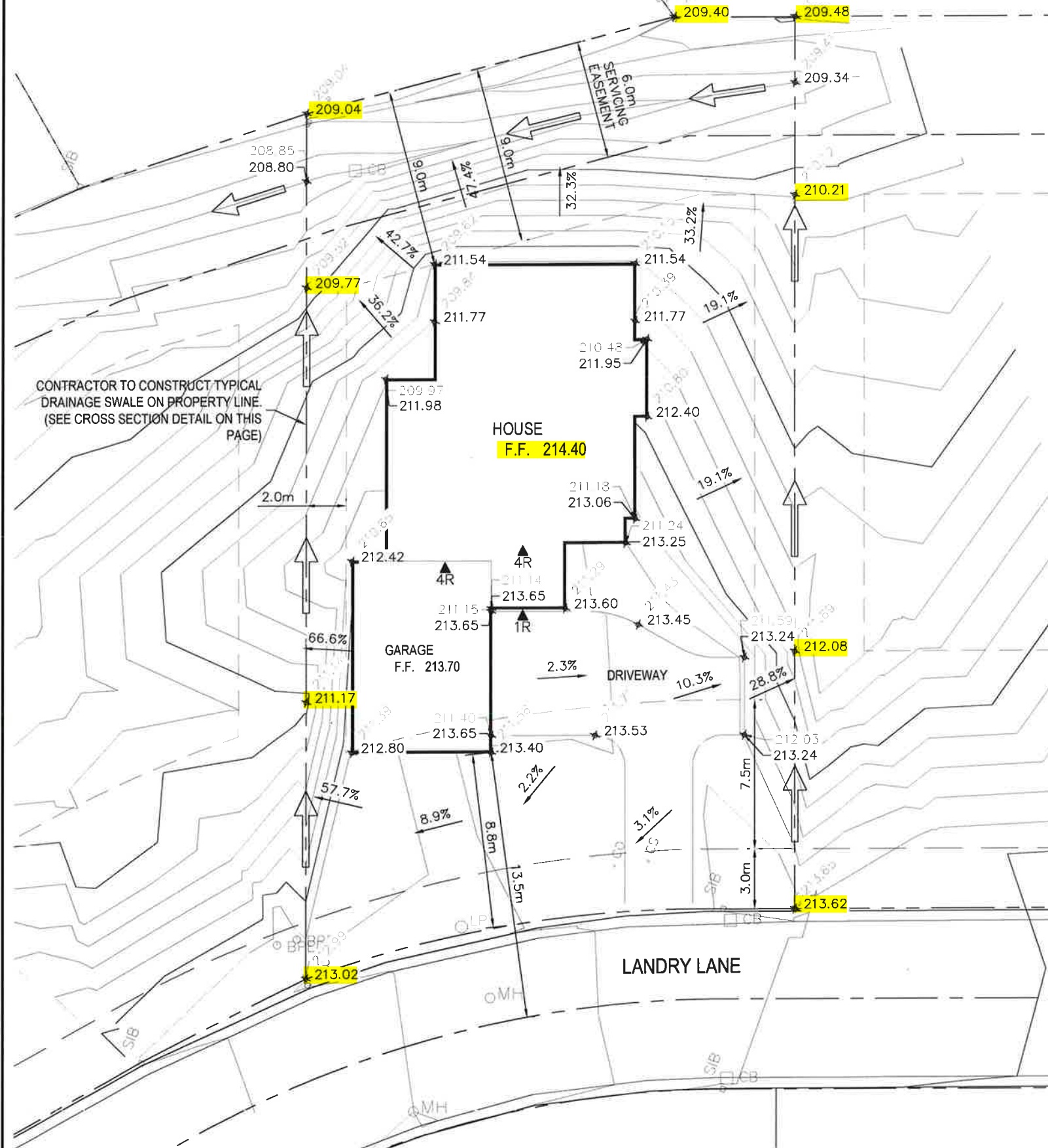
BUILDING INFORMATION FIRST FLOOR ELEVATION =214.40
MINIMUM TOP OF FOUNDATION WALL =214.04
FRONT ENTRANCE =213.80
GARAGE FINISHED FLOOR ELEVATION =213.70
BASEMENT FLOOR ELEVATION = 211.74
UNDERSIDE OF FOOTING =211.46
LOT COVERAGE=18%
SAN. INV. AT P/L= CONTRACTOR TO LOCATE AND CONFIRM PRIOR TO CONSTRUCTION.

CONSTRUCTION BENCHMARK:
FIRE HYDRANT (TOP NUT) AT SOUTHWEST CORNER OF LOT 14.
ELEVATION = 216.569

ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERSIDE INDICTED. TO CONVERT TO FEET, DIVIDE BY .3048.

BUILDING FOOTPRINT BASED ON DRAWING SUPPLIED TO WSP FROM THE OWNER, LIFETIME DEVELOPMENTS.

* LANDRY LANE IS A 9.1m WIDE RIGHT-OF-WAY WITH A 3.0m WIDE SERVICE EASEMENT ON BOTH SIDES (15.1m RIGHT-OF-WAY). WSP HAS ASSUMED A 7.5m FRONT YARD SETBACK FROM SERVICE EASEMENT, BUT CAN ONLY ACHIEVE A 15.05M SETBACK FROM CENTERLINE OF THE RIGHT-OF-WAY. (TYPICAL 17.5m SETBACK FROM ROAD CENTERLINE OF A 20m RIGHT-OF-WAY)



LEGEND

- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED GRADING
- EXISTING ELEVATION
- PROPOSED ELEVATION
- NUMBER OF RISERS
- BUILDING ENVELOPE
- PROPERTY LINE

NOTES:

1. FINISH FLOOR ELEVATIONS ARE CALCULATED TO INSURE PROPER DRAINAGE FROM THE PROPOSED BUILDING AND LOT IN ACCORDANCE WITH THE LORA BAY CORPORATION'S GRADING PLAN, EASTERLY SECTION, PHASE 3 RESIDENTIAL PLAN AND THE TOWN OF THE BLUE MOUNTAINS DEVELOPMENT STANDARDS.
2. GRADING PLANS ARE ALSO CALCULATED WITH THE USE OF BUILDING FLOOR PLANS SUPPLIED BY THE OWNER AND/OR BUILDER.
3. SHOULD ANY ADJUSTMENTS BE REQUIRED TO THIS PLAN DUE TO UNFORESEEN CONDITIONS, THE OWNER AND/OR BUILDER MUST CONTACT THE UNDERSIGNED ENGINEER BEFORE PROCEEDING WITH ANY ADJUSTMENTS. WITH FAILING TO DO SO, WSP RESERVES THE RIGHT NOT TO CERTIFY THIS BUILDING LOT.
4. WSP ASSUMES NO RESPONSIBILITY FOR BASEMENT CONDITIONS DUE TO GROUNDWATER. IT'S THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR BUILDER TO LOCATE THE ELEVATIONS OF THE WATER TABLE TO AVOID ANY UNNECESSARY WATER PROBLEMS.
5. THE OWNER AND/OR BUILDER SHALL CONFIRM THE INVERT ELEVATION OF THE SANITARY SEWER LATERAL AT PROPERTY LINE BEFORE STARTING ANY EXCAVATION OF THE FOUNDATION.
6. THE OWNER AND/OR BUILDER IS TO NOTE THAT THE TOWN OF THE BLUE MOUNTAINS DEVELOPMENT STANDARDS REQUIRE THAT BASEMENT FLOOR SLAB SHALL BE 0.3M ABOVE HIGH GROUNDWATER LEVELS.
7. THE OWNER AND/OR BUILDER IS RESPONSIBLE TO CONTACT THE UNDERSIGNED ENGINEER TO ENSURE ADEQUATE MEASURES ARE TAKEN IF ANY GROUNDWATER IS LOCATED DURING FOUNDATION EXCAVATION.
8. THE OWNER AND/OR BUILDER IS TO PROVIDE WATER TIGHT WINDOW WELL GUARDS FOR ANY OPENINGS IN THE FOUNDATION BELOW FINISHED GRADE. WINDOW WELLS ARE TO BE DRAINED TO FOUNDATION FOOTING DRAINS.
9. ANY FOUNDATION DRAIN SUMP PUMP(S) SHALL BE PROVIDED WITH GUARANTEED CLEAR DISCHARGE OUTLET ON THE DESIGNED PROPERTY.
10. THE OWNER AND/OR BUILDER IS TO ASSUME ALL LIABILITIES FOR ANY FAILURE OF FOUNDATION DRAINS AND/OR SUMP PUMP SYSTEM FAILURE.
11. THE OWNER AND/OR BUILDER MUST NOTIFY WSP ONCE LOT GRADING HAS BEEN COMPLETED AND TOPSOIL HAS BEEN PLACED. THE CERTIFICATION REVIEW MUST BE COMPLETED PRIOR TO PLACING OF ANY SOD/SEED, FLOWER BEDS, AND ANY OTHER LANDSCAPING.
12. THE OWNER AND/OR BUILDER IS REASONABLE TO SUPPLY AND INSTALL METAL CLEANOUT CAPS IF THE SANITARY CLEANOUT IS LOCATED IN THE DRIVEWAY. THE TYPE OF METAL CAPPING TO BE USED MUST BE APPROVED BY THE MUNICIPALITY.



LOT GRADING / SITE PLAN
LOT 18 LANDRY LANE, LORA BAY
TOWN OF THE BLUE MOUNTAINS



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DESIGN	CAH
DRAWN	CAH
APPROVED	CW
DATE	Nov 2017
SCALE	1:250
FILE No.	171-16727-00
FIG. No.	1

c:\2017\171-16727 Lifetime Developments Lot Grading Plans\6.0 Draw\6.2 Civil\171-16727-00 Lot Grading Plan Lot 18.dwg Jun 13, 2019 - 2:47pm