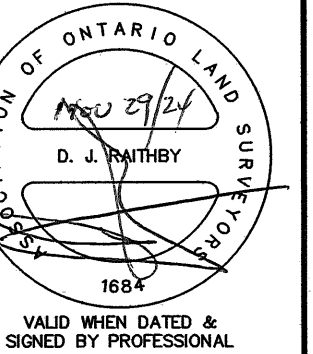


GRADING PLAN
OF ALL OF
LOTS 6 & 7
(EAST OF QUEEN STREET)
AND PART OF
POLLOCK STREET
(CLOSED BY BY-LAW NO. 73-48, INST. NO. 522628)
REGISTERED PLAN 608
TOWNSHIP OF NORTH DUMFRIES
REGIONAL MUNICIPALITY OF WATERLOO

SCALE: 1 : 200 METRIC
5 0 5 10 15 metres
MCKECHNIE SURVEYING LTD.
ONTARIO LAND SURVEYORS
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ZONING 3		
ITEM	REQUIRED	PROVIDED
MINIMUM FRONT YARD DEPTH	6.0m	8.67m
MINIMUM REAR YARD DEPTH	7.5m	32.33m
MINIMUM INTERIOR SIDE YARD	2.4m	3.00m

CAUTION NOTES:
1. THIS IS NOT A PLAN OF SURVEY.
2. THIS PLAN WAS PREPARED FOR GRADING DESIGN ONLY.
3. DESIGN GRADES ARE BASED ON FIELD SURVEY COMPLETED ON NOVEMBER 07, 2024.
4. 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, WATERMANS AND ANY OTHER STRUCTURES BEFORE STARTING WORK. SUCH UTILITIES AND STRUCTURES SHOWN ON THE DRAWING (OR NOT) ARE NOT NECESSARILY SHOWN ON THE DRAWING EXACTLY, AND THEIR POSITION IS NOT GUARANTEED.
5. STEP FOOTINGS AS REQUIRED TO PROVIDE FROST PROTECTION. FOOTINGS TO BE 12M(4') MINIMUM BELOW DESIGN GRADES.
6. EXISTING GRADE ON PROPERTY LINES AND ADJACENT LANDS, NOT TO BE DISTURBED, UNLESS AGREEMENT TO DO SO.

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION RTK CAN-NET (CGVD2013) ZONE 17, NAD '83 (2010) AND ARE RELATED TO SITE BM #1 CUT CROSS AT GUTTER ELEVATION=277.78
SITE BM #2 CUT CROSS AT CURB ELEVATION=278.41

LEGEND
- THIS PLAN IS FOR GRADING DESIGN ONLY
- SANITARY LATERAL INVERT UNKNOWN
- SATISFACTORY FALL TO BE VERIFIED BY BUILDER PRIOR TO FOOTING BEING POURED
PORCH DENOTES PORCH
X 000.00 EXISTING ELEVATION
X 000.00 DENOTES PROPOSED ELEVATION
- DENOTES BUILDING ENVELOPE
- DENOTES DIRECTION TO OVERLAND FLOW
- DENOTES SWALE TO DIRECT FLOWS

#	REVISION	DATE	BY
0	INITIAL GRADING DESIGN	22/11/24	S.R.
1	REVISED GRADING DESIGN AS PER CLIENT	28/11/24	S.R.



MCKECHNIE SURVEYING
SINCE 1982
85 McINTYRE DRIVE
KITCHENER, ONTARIO
N2R 1H6
TEL : (519) 578-5570
email : plans@kwsurveys.ca
CADD: 24-154_GP_Ba
FOR: GREG WHITMER
DATE: 28/11/2024
DRAWN BY: S.R.
CHECKED BY: D.R.
FILE No. 24-154

