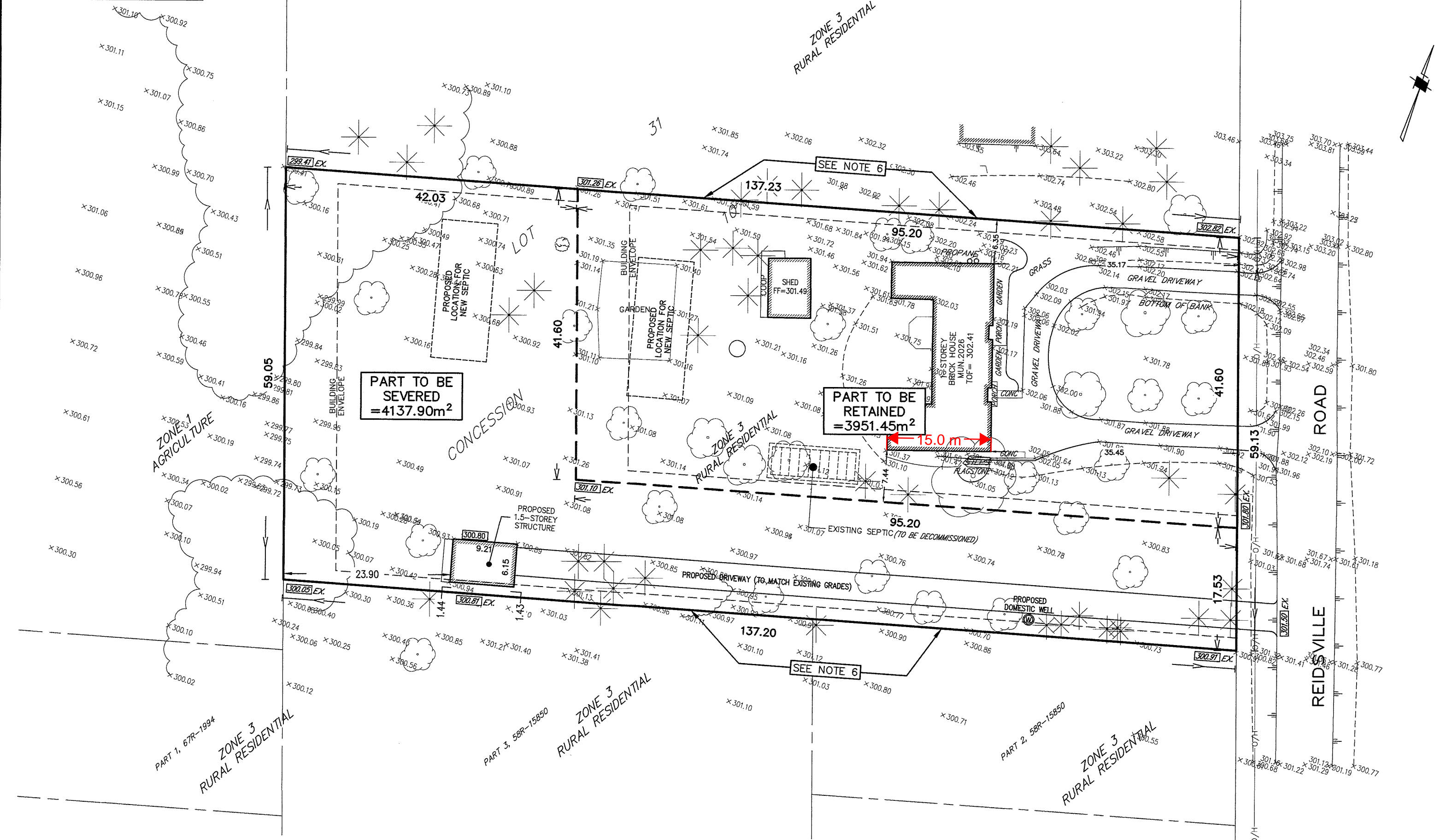


METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS  
PLAN ARE IN METRES AND CAN BE CONVERTED  
TO FEET BY DIVIDING BY 0.3048



# GRADING PLAN FOR SEVERANCE

FOR PROPERTY AT  
2026 REIDSVILLE ROAD  
TOWNSHIP OF NORTH DUMFRIES  
REGIONAL MUNICIPALITY OF WATERLOO

SCALE: 1 : 500 METRIC



M<sup>c</sup>KECHNIE SURVEYING LTD.  
ONTARIO LAND SURVEYORS

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## ZONE 3 – RURAL RESIDENTIAL

| ITEM                       | REQUIRED                           |
|----------------------------|------------------------------------|
| MINIMUM LOT AREA           | 2000m <sup>2</sup>                 |
| MINIMUM LOT WIDTH          | 18.00m                             |
| MINIMUM REAR YARD DEPTH    | 7.50m                              |
| MINIMUM INTERIOR SIDE YARD | 1.80m (<1–STOREY) 2.40m(>1–STOREY) |

### CAUTION NOTES:

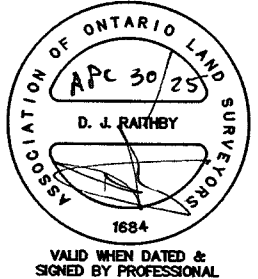
- THIS IS NOT A PLAN OF SURVEY.
- THIS PLAN WAS PREPARED FOR GRADING DESIGN ONLY.
- DESIGN GRADES ARE BASED ON FIELD SURVEY COMPLETED ON JULY 05, 2024
- IT IS THE RESPONSIBILITY OF THE PLAN USER TO INFORM THEMSELVES OF THE EXACT LOCATION OF AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL POLE LINES, CONDUITS, WATERMAINS 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.
- STEP FOOTINGS AS REQUIRED TO PROVIDE FROST PROTECTION. FOOTINGS TO BE 1.2m(4') MINIMUM BELOW DESIGN GRADES.
- EXISTING GRADE ON PROPERTY LINES AND ADJACENT LANDS, NOT TO BE DISTURBED, UNLESS AGREEMENT TO DO SO.
- ALL FINISHED ELEVATIONS ON THE SITE MUST BE WITHIN +/- 0.05 METERS OF THE PROPOSED ELEVATIONS SHOWN ON THE PLAN. ALL SWALES SHALL BE CONSTRUCTED TO THE SPECIFIED DIMENSIONS AND GRADIENTS. FAILURE TO COMPLY WITH THESE TOLERANCES MAY RESULT IN NON-CERTIFICATION OF THE LOT GRADING AND DRAINAGE FOR THE AFFECTED PROPERTY. THE DEVELOPER SHALL BE REQUIRED TO REGRADE ANY AREAS THAT DO NOT COMPLY WITH THE TOLERANCES AND WILL BE RESPONSIBLE FOR ANY RE-CERTIFICATION.

### 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 CONCRETE PIN, EASTERLY LIMIT OF REIDSVILLE ROAD APPROX. 4.6 M NORTH OF THE SUBJECT PROPERTY ELEVATION.....303.27

### 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



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CADD: 2025\25-035\_GPSEV\_Ab  
FOR : ED HESSELINK  
DRAWN BY: S.R. CHECKED BY: D.R.  
FILE No. 25-035