LOT GRADING PLAN
PART OF LOT 2
REGISTERED PLAN 4226
CITY OF TORONTO
(FORMERLY CITY OF NORTH YORK)

SCALE 1:250

0 1 2 3 4 5 10 15 20 metres

Distance note – Metric

Distances are in metres and can be converted to feet by dividing by 0.3048.

Caution

–This is not a plan of survey and shall not be used except for the purpose indicated in title block.
–BEFORE EXCAVATION THE CONTRACTOR MUST VERIFY IF GRAVITY CONNECTION TO SANITARY SEWER IS ACHIEVABLE.

Elevations

Elevations shown hereon are geodetic and derived from city of toronto B.M. No. NY27031, ELEVATION = 170.584 m

Legend

DS	DENOTES	DOORSILL
⋈ WK	"	WATER KEY
● MH	"	MAINTENANCE HOLE
FD	"	FLOOR DRAIN
	"	DECIDUOUS TREE
	"	CONIFEROUS TREE
999.99	"	EXISTING ELEVATION
999.99	"	PROPOSED ELEVATION
FFE	"	FINISHED FIRST FLOOR ELEVATION
TW	"	TOP OF WALL ELEVATION
BS	"	BASEMENT SLAB ELEVATION
UFE	"	UNDERSIDE OF FOOTING ELEVATION
	"	ESTABLISHED GRADE

REVISION

1. DRIVEWAY SLOPE ON BOULEVARD IS 5.9% AS PER CLIENT--JUNE 07, 2018

OLD COLONY ROAD

Approximate Centreline Of Pavement

Centreline Of Ditch

Edge Of Pavement

LOT 3, REGISTERED PLAN 4226

Asphalt Driveway

Edge Of Pavement

N80°30'30"W 59.34

103 PROPOSED 2 STY DWL

FFE=163.50
TW=163.20
BS=160.05
UFE=159.75

DRIVEWAY

EXISTING GARAGE TO BE DEMOLISHED

EXISTING DWELLING TO BE DEMOLISHED

PROPOSED CURB

PATIO

FD

COVERED PATIO

WALK-OUT

Bottom Of Slope

Top Of Slope

TOS

EX. CB TO BE REUSED, MAKE SURE IT IS GRAVITY OR SUMP PUMP TO STREET CITY CB

TW=160.30

GRADES TO REMAIN UNDISTURBED

EX. Tennis Court

EX. Swimming Pool

EX. Frame Shed

No. 101 Dwelling Under Construction

Walkout Under Construction

Pool Cabana Under Construction (Foundation Walls)

No. 105 1-Storey Stucco Dwelling DS=161.32

LOT 2 REGISTERED PLAN 4226

LOT 199 REGISTERED PLAN 4457

LOT 200

LOT 201

N17°44'40"W 67.74

N16°17'10"W 36.95

N73°51'45"E 70.02

Chain Link Fence

Iron Fence

Board Fence

Hedge

No Fence

CLF

EX CRW

Brick Pillar

Stone Pillar

Anchor

UP

CB

MH

FH

BOS

INV

HP INV

IF

LP

SRW

NOTES

1. ALL FOOTING FORMWORK ELEVATION ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
2. PRIOR TO THE SUPERSTRUCTURE WORKS PROCEEDING AND THE RELEASE OF THE COMPLETION STAGE PERMIT, THE OWNERS CONSULTANT MUST CERTIFY THAT THE TOP OF FOUNDATIONS IS IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE CITY.
3. ALL RAINWATER LEADERS TO DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL.
4. A 0.60m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG REAR BOUNDARIES WITH ADJACENT PROPERTIES.
5. NO TREES TO BE REMOVED WITHOUT PRIOR CONSENT FROM THE CITY ARBORIST.

SURVEYOR'S CERTIFICATE

I HAVE REVIEWED THIS SITE PLAN FOR THE DWELLING No. 103 OLD COLONY ROAD IT IS MY BELIEF THAT THE GRADES AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE WITHOUT DETRIMENTAL EFFECT ON ADJACENT PROPERTIES.

MAY 03, 2017
Date

LAWRENCE O. ERTL
Ontario Land Surveyor

FRONT YARD AREA	= 382.0 m2
DRIVEWAY AREA	= 114.0 m2
LANDSCAPING AREA	= 268.0 m2 (70%)
PORCH/WALKWAY AREA	= 28.0 m2
SOFT LANDSCAPING AREA	= 240.0 m2 (89%)

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DWG : 15734-OldColony 103_GP | DRAWN BY: FY | CHECKED BY: