

NOTE:
 BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.

URBANTECH CONSULTING
 REVIEWED FOR GRADING ONLY AS BEING IN CONFORMITY WITH THE DRAINAGE CONCEPTS SHOWN ON THE LOT GRADING PLANS PREPARED BY OTHERS AND SUBJECT TO THE CONDITIONS STATED IN THE ATTACHED LETTER.

LOT _____ DATE _____

- NOTES**
- 1) THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED GRADING PLAN.
 - 2) THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
 - 3) STM & SAN INVERT ELVS ARE NOT AVAILABLE AT THIS TIME. BUILDER TO VERIFY INVERT ELVS PRIOR TO DIGGING FOUNDATIONS.
 - 4) NO AS-BUILT UTILITY INFORMATION IS AVAILABLE AT THIS TIME. URBANTECH WILL NOT BE RESPONSIBLE FOR CHANGES TO DESIGN. BUILDER TO NOTIFY PURCHASERS THAT ABOVE GROUND FURNITURE MAY BE ADDED OR REMOVED FROM THEIR LOT FRONTAGE.
 - 5) A QUALIFIED GEOTECHNICAL CONSULTANT SHOULD BE EMPLOYED TO MONITOR EXISTING SOIL CONDITIONS DURING FOOTING EXCAVATION AND TO CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THE FOUNDATIONS FOR ALL STRUCTURES ARE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THE SUBDIVISION.
 - 6) GRADING, FENCING, UTILITIES, SERVICES, AND CIVIL WORKS AS SHOWN ON THE SITE PLANS ARE BASED ON PRELIMINARY INFORMATION THAT IS NOT YET APPROVED. PURCHASERS SHOULD BE ADVISED THAT STREET FURNITURE MAY BE ADDED OR REMOVED FROM THEIR FRONTAGES. BUILDERS SHOULD VERIFY LOCATIONS OF ALL ABOVEGROUND STREET FURNITURE AND FEATURES PRIOR TO CONSTRUCTION FOR ABSENCE OF CONFLICT, AND RELOCATE IF NECESSARY AT HIS/HER OWN EXPENSE.
 - 7) BUILDER TO LOWER UNDERSIDE OF FOOTINGS WHERE ADJACENT TO RL/CB LEADS AND/OR SEWERS. EXACT DEPTH TO BE DETERMINED ON-SITE DURING FOOTING EXCAVATION UNDER THE SUPERVISION AND DIRECTION BY A QUALIFIED GEOTECHNICAL ENGINEER.
 - 8) BUILDER TO MATCH EXISTING GRADING WHERE APPLICABLE.

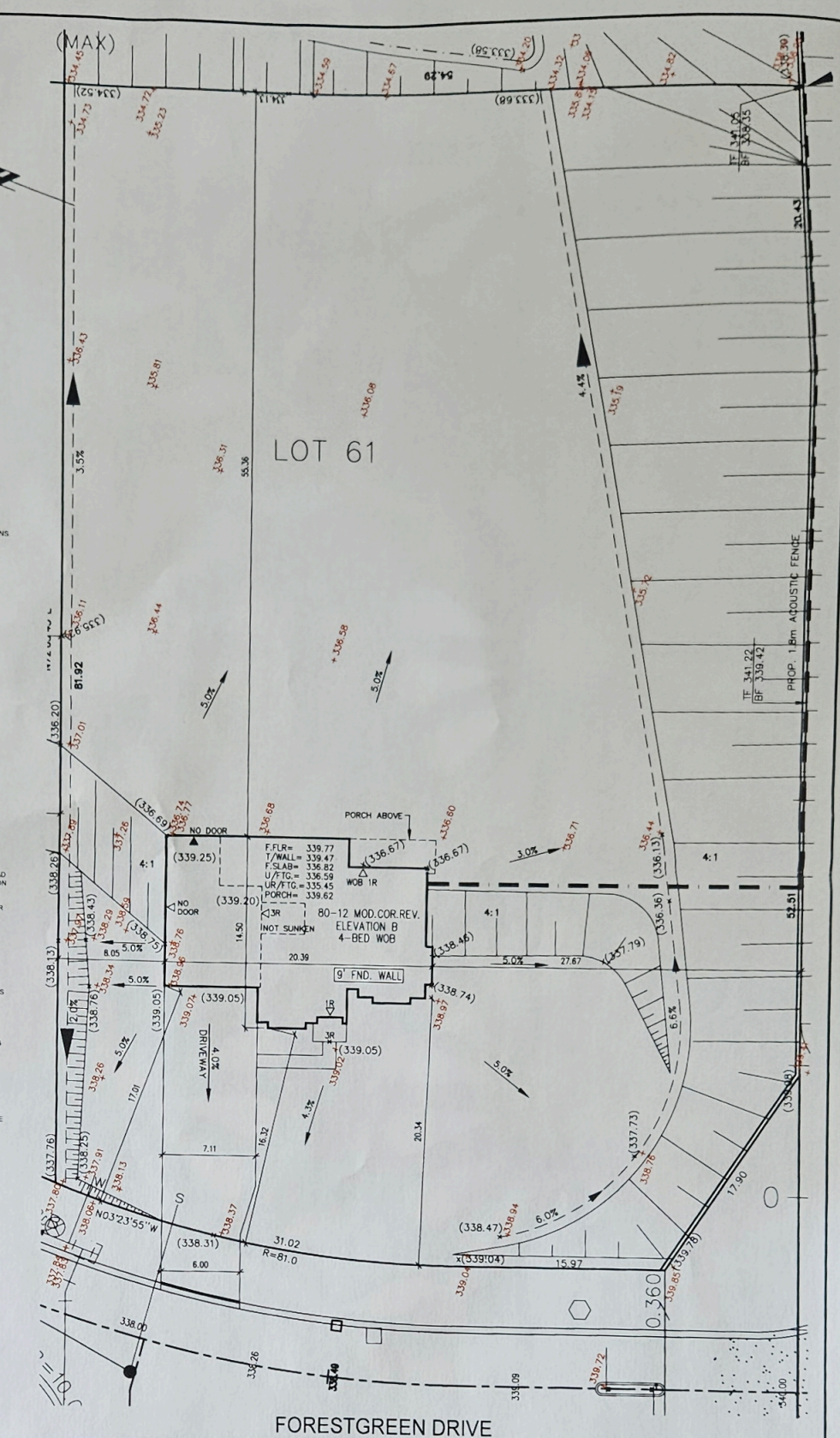
SAN INV. @ P/L = 328.30

SITE STATISTICS

HOUSE TYPE = 80-12 COR (9'-0" BASE)
 ELEVATION = 'F'
 LOT AREA = 4748.00 SM
 COVERAGE PERMITTED = NOT APPLICABLE
 COVERAGE PROPOSED = 238.38 SM / 5.02% (WITH PORCH)
 COVERAGE PROPOSED = 256.03 SM / 5.39% (WITH PORCH)

1RISER DESIGNS GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO 1RISER DESIGN PRIOR TO COMMENCEMENT OF WORK.
2. 1RISER DESIGNS IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
3. AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.
4. 1RISER DESIGNS HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF 1RISER DESIGN. THIS DRAWING IS NOT TO BE SCALED.



NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR PRELIMINARY REVIEW	DEC 02 15	MS	
2	ISSUED FOR FINAL APPROVAL	DEC 11 15	MS	
3	REVISED TO 10' POUR	JUNE 22 16	MS	
4	AS-BUILT GRADES ADDED	OCT 17 18	MS	

LOT GRADING PLAN FORESTGREEN DRIVE

Client: **EMPIRE COMMUNITIES**
 Project: **ESTATES OF WYNDANCE TOWN OF UXBRIDGE**

Plan #: _____ Lot #: **61**

Scale: 1:250 Date: OCT 2018

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1RISER DESIGNS INC.

1-5-219-61

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