

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MISSING, DIMENSIONS ARE NOT WARRANTED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

**CLIENT**  
EMPIRE COMMUNITIES

**PROJECT/LOCATION**  
WYNDANCE ESTATES  
UXBRIDGE, ONTARIO

**DRAWING**  
SITE GRADING PLAN

**BUILDING STATISTICS**

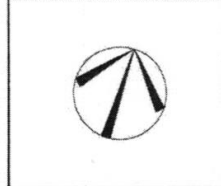
REG. PLAN No.	HR-38
ZONE	101
LOT NUMBER	1562.08
LOT AREA(m <sup>2</sup> )	371.14
BLDG AREA(m <sup>2</sup> )	23.8%
LOT COVERAGE(%)	2
No. OF STOREYS	6.98
MEAN HEIGHT(m)	N/A
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

**LEGEND**

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFC	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOCKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
DOOR	DOOR
WINDOW	WINDOW
BELL PEDISTAL	BELL PEDISTAL
CABLE PEDISTAL	CABLE PEDISTAL
CATCH BASIN	CATCH BASIN
DBL. CATCH BASIN	DBL. CATCH BASIN
ENGINEERED FILL	ENGINEERED FILL
HYDRO CONNECTION	HYDRO CONNECTION
FIRE HYDRANT	FIRE HYDRANT
STREET LIGHT	STREET LIGHT
M.M. BOX	M.M. BOX
TRANSFORMER	TRANSFORMER
WATER VALVE	WATER VALVE
WATER CONNECTION	WATER CONNECTION
SEWER CONNECTIONS (1:10)	SEWER CONNECTIONS (1:10)
SEWER CONNECTIONS (1:1)	SEWER CONNECTIONS (1:1)
AIR CONDITIONING	AIR CONDITIONING
DOWN SPOUT TO SPLASH PAD	DOWN SPOUT TO SPLASH PAD
SWALE DIRECTION	SWALE DIRECTION
CHAINLINK FENCE	CHAINLINK FENCE
PRIVATE FENCE	PRIVATE FENCE
SOUND BARRIER	SOUND BARRIER
FOOTING TO BE EXTENDED TO 1.25 MPP BELOW GRADE	FOOTING TO BE EXTENDED TO 1.25 MPP BELOW GRADE

**ISSUED OR REVISION COMMENTS**

NO.	DESCRIPTION	DATE	DRN	CHK
1	ISSUED FOR REVIEW	SEPT 19TH	NC	HC
2	ISSUED FOR FINAL	OCT 11TH	NC	HC



I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF FN DESIGN LIMITED UNDER SUBSECTION 2.17.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032  
FIRM BCIN: 26995

DATE: OCT 11, 2013  
SIGNATURE: \_\_\_\_\_

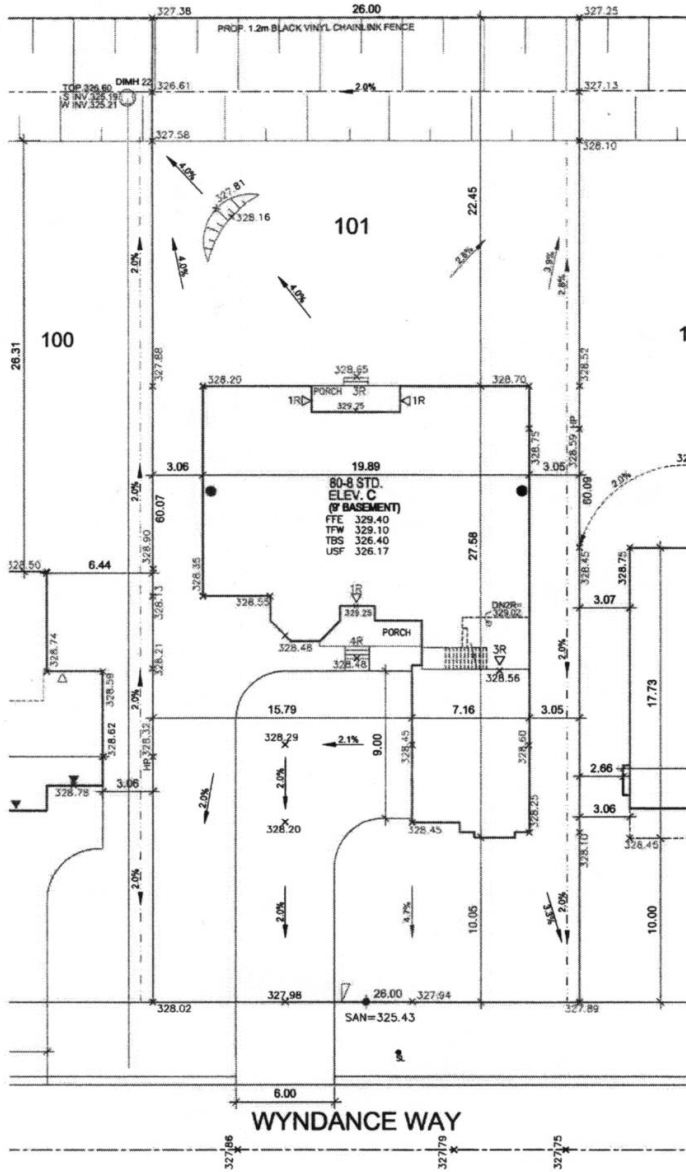
**DRAWN BY**  
NC

**SCALE**  
1:250

**PROJECT No.**  
11060

**LOT NUMBER**  
101

**FN design**  
Imagine - Inspire - Create  
TEL: (905) 738-3177  
WWW.FNDDESIGN.COM



NOTE: BUILDER TO INSTALL SUMP PUMPS AT HIS/HER OWN EXPENSE.

NOTE: NO SERVICE CONNECTION ELEVATIONS AT THIS TIME. BUILDER TO VERIFY SERVICE CONNECTION ELEVATIONS PRIOR TO CONSTRUCTING FOUNDATIONS.

NOTE: BUILDER TO MAINTAIN OFFSET FROM PROPOSED EASEMENT. IF ENCROACHMENT OCCURS, BUILDER TO RECTIFY AT HIS/HER OWN EXPENSE.

LOT No. 101 REVIEWED FOR GRADE ONLY AS BEING IN CONFORMITY WITH DRAINAGE CONCEPTS SHOWN ON THE LOT GRADING PLANS PREPARED BY URBANTECH CONSULTING LIMITED AND SUBJECT TO THE CONDITIONS STATED IN THE ATTACHED LETTER.

DATE: Oct 16, 2013 REVIEWED BY: B.Y. Hon

URBANTECH CONSULTING



**NOTES**

- THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED GRADING PLAN.
- 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.

**NOTES**

- ALL DRAINAGE SWALES SHALL BE LOCATED ON THE HIGH SIDE OF COMMON LOT LINES AND SHALL NOT BE LOCATED ON THE PROPERTY LINE.
- THE MINIMUM DEPTH FOR ALL SIDE YARD SWALES SHALL BE 0.25 METERS.
- THE MAXIMUM SLOPE OF ANY EMBANKMENT SHALL BE 3:1 WHEN THE DIFFERENCE DOES NOT EXCEED 1.0m AND 4:1 WHEN THE VERTICAL DIFFERENCE EXCEEDS 1.0m.