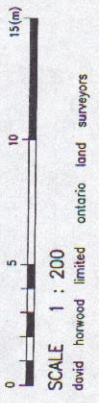


LOT GRADING PLAN

PART OF LOTS 159 & 160
REGISTERED PLAN M-387
CITY OF TORONTO



SITE INFORMATION

ADDRESS : 70 SHIELDS AVENUE, CITY OF TORONTO
Lot Area 1242.6 m²
House Area 101.2 m²
Coverage 41.8 %

NOTE:
CONTRACTOR MUST VERIFY ELEVATIONS OF LATERALS BEFORE EXCAVATION.

LEGEND	Symbol	Description
IB	Iron Bar	Board Fence
SIB	Standard Iron Bar	Chain Link Fence
SW	Swale	Wire Fence
CB	Catch Basin	Deed
MH	Manhole	HP
FH	Fire Hydrant	FF
OU	Origin Unknown	WV
SP	Sign Post	100.00
TB	Top of bank	Existing Elevation
BB	Bottom of bank	Existing elevation
TBR	To be removed	A. Skranda Surveying Ltd., O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. The boundaries of the subject land, the dimensions of the house and their relationship to adjacent lands are correctly and accurately shown.
2. In compliance with 9.14.6.1. of the Ontario Building Code the site is to be graded so that water will not accumulate at or near the building under construction and will not adversely affect any adjacent properties.

David Horwood
DAVID HORWOOD, O.L.S.
March 7, 2007
DATE

PROJECT NO. 6688-GRADING

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markham

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NOTE :

- AN AREA HAVING A WIDTH OF A MINIMUM OF 0.6 m SHALL BE PROVIDED ALONG PROPERTY LINES IN ORDER THAT EXISTING ELEVATIONS SHALL REMAIN UNALTERED.
- BULEVARD ARE TO BE GRADED AND SLOOED BY OWNER TO CITY SPECIFICATIONS.
- DRIVEWAY APPROACH TO BE PAVED BY OWNER TO CITY SPECIFICATIONS.
- THE OWNER AGREES THAT ALL EXISTING UTILITIES AND TREES WHICH WILL NOT HAVE ADEQUATE CLEARANCE FROM ANY DRIVEWAY PROPOSED SHALL BE REMOVED OR RELOCATED AT THE OWNER'S EXPENSE WHETHER OR NOT THE OBSTRUCTIONS ARE INDICATED ON THE PLAN. ALTERNATIVELY, THE DEVELOPER MAY BE PERMITTED BY THE COMMISSIONER OF WORKS & EMERGENCY SERVICES, IN WRITING, TO RELOCATE THE DRIVEWAY. ANY TREES DEEMED SIGNIFICANT BY CITY STAFF SHALL BE PROTECTED FROM ALL CONSTRUCTION ACTIVITY AS DIRECTED BY CITY STAFF.
- TORONTO REGION BENCHMARK NO. C166, ELEV. = 177.521 m (GEOIDETIC)
- CURB CUT TO BE INSTALLED BY THE CITY AT THE OWNER'S EXPENSE. ALL EXISTING CURB CUTS, NOT IN USE, TO BE FILLED IN BY THE CITY AT THE OWNER'S EXPENSE.
- STORM DRAINAGE : WHERE THE GRADES OF THE NATURAL TOPOGRAPHY ARE ALTERED, GRADING SHALL BE SUCH THAT WATER WILL NOT ACCUMULATE AT OR NEAR A BUILDING AND THAT DRAINAGE INCLUDING ANY RELATED EXCAVATIONS, FILL AND GRADING HAVING AN EFFECT THEREON, WILL BE UNDERGROUND AND COMPLETED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE SO AS TO ENSURE STABLE CONDITIONS AND SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTY.
- IF EXISTING SEWER CONNECTIONS ARE TO BE UTILIZED, THE OWNER IS TO CONTACT THE WATER & WASTEWATER SERVICES DIVISION AT 396-7937 TO HAVE THE EXISTING SEWER CONNECTIONS INSPECTED TO DETERMINE THEIR CONDITION BEFORE THEY CAN BE USED (NO FLOOR NOTICE REQUIRED).
- OWNER TO CONTACT THE PARKS & RECREATION DEPARTMENT (EAST DISTRICT), AT 396-4665, REGARDING THE ASSESSMENT AND/OR REMOVAL OF ANY TREES ON PUBLIC ROAD ADJACENT.
- OWNER TO MAKE APPLICATION TO THE WORKS & EMERGENCY SERVICES DEPARTMENT FOR SEWER CONNECTIONS (IF REQUIRED).

