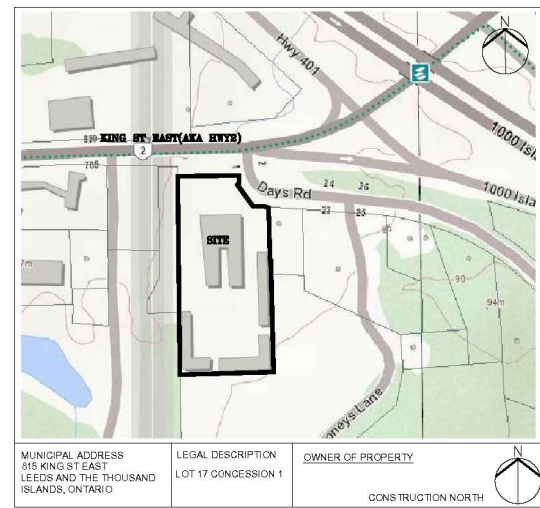


KEY PLAN



KEY PLAN

N.T.S.
PLAN OF SURVEY AND TOPOGRAPHIC SKETCH OF PART OF LOT 17
CONCESSION 1 NOW IN THE TOWNSHIP OF LEEDS AND THOUSAND ISLANDS, COUNTY OF LEEDS

NOTES:
 BENCHMARK:
 CONCRETE MONUMENT LOCATED APPROXIMATELY 9 METERS EAST FROM THE NORTH EAST CORNER OF SUBJECT PROPERTY, HAVING AN ELEVATION OF 100.295.
 ELEVATIONS:
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0)
 REFERENCE BEARING:
 BEARINGS SHOWN HERE ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF PART 1 AS SHOWN ON DEPOSITED PLAN 28R-1895, HAVING A BEARING OF N1°14'00"W.

- GENERAL NOTES:**
1. ALL SITE FEATURES ARE TO BE CONSIDER NEW UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO ENSURE ALL SETBACKS ARE MAINTAINED DURING CONSTRUCTION OF SITE.
 4. OWNER OR OWNER'S REPRESENTATIVE ARE TO BE NOTIFIED OF ANY ERRORS OR OMISSIONS THAT ARE DISCOVERED.
 5. OWNER OR OWNER REPRESENTATIVE ARE RESPONSIBLE FOR FINAL CONFIRMATION AND PLACEMENT OF ALL EQUIPMENT.
 6. CONTRACTOR TO CHECK ALL INVERTS AND DIMENSIONS BEFORE THE CONSTRUCTION AND INFORM THE ENGINEER ANY DISCREPANCY.
 7. CONTRACTOR TO HAVE LOCATES DONE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 8. ALL DIMENSIONS ARE APPROXIMATE AND NEED TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 9. DO NOT SCALE DRAWINGS.

LEGEND:

- | | | | |
|---------|-------------------------------------|---|-----------------------|
| ■ | STANDARD IRON BAR | — | STANDARD BARRIER CURB |
| ○ | EXISTING ELEVATION | ▨ | SEMI MOUNTABLE CURB |
| ■ | EXISTING CATCHBASIN | ▨ | RIP-RAP ON GEOTEXTILE |
| ○ | EXISTING C.B./M.H. | ▨ | CONCRETE SURFACE |
| ○ | EXISTING MANHOLE | ▨ | LANDSCAPED SURFACE |
| ↘ | SLOPE | ▨ | ASPHALT SURFACE |
| ○ | STREET LIGHT | | |
| □ | F.W.F.G.
FLUSH WITH FINISH GRADE | | |
| □ | A.F.G.
ABOVE FINISH GRADE | | |
| TC | TOP OF CURB | | |
| BC | BOTTOM OF CURB | | |
| TW | TOP OF WALL | | |
| BW | BOTTOM OF WALL | | |
| T.O.I. | TOP OF ISLAND | | |
| + | PROPOSED ELEVATION | | |
| 100.00+ | EXISTING ELEVATION TO REMAIN | | |
| ■ | NEW CATCHBASIN | | |
| ■ | NEW DOUBLE CATCHBASIN | | |
| ○ | NEW C.B./M.H. | | |
| ○ | NEW MANHOLE | | |
| — | RIDGE LINE | | |
| ▨ | SURFACE PONDING | | |
| — | DRAINAGE AREA UNDER CONSIDERATION | | |

Drawn By: RM	Date: 2023-09-23
Reviewed By: SK	Date: 2023-09-23
DWG Scale: 1:250	
File No: 2107-335-00	

blueprint2build	
LICENSED PROFESSIONAL ENGINEER 11411111111111111111 13/01/2023 11 JAN 2024 PROVINCE OF ONTARIO	

SITE GRADING PLAN
 815 KING ST EAST
 LEEDS AND THE THOUSAND ISLANDS, ON

REV#	Date	Description	APPROV
01	24.01.09	ISSUED FOR SPA	RM

File No. 2107-335-00
C01