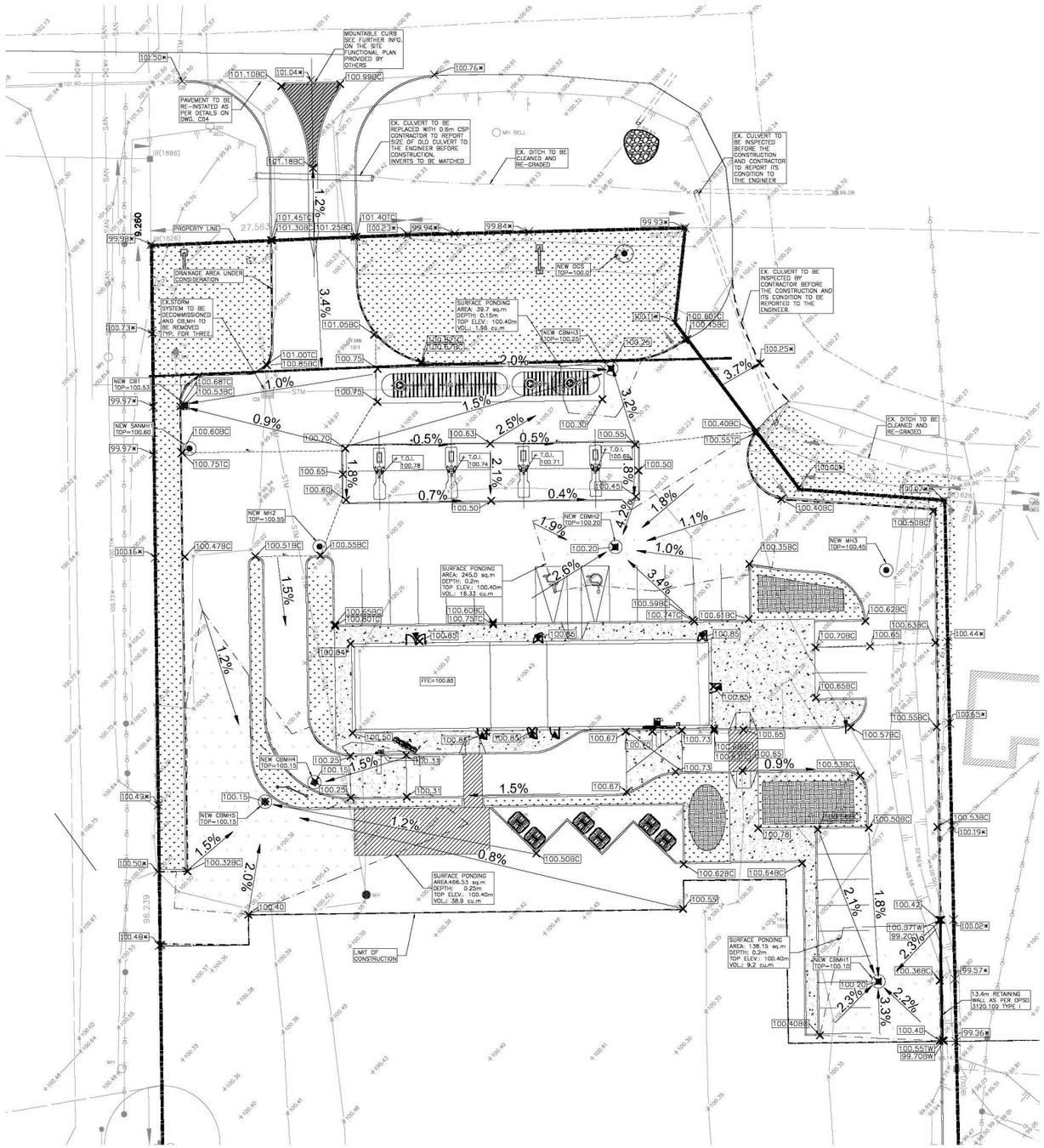
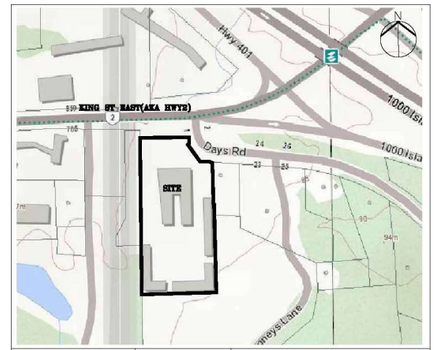


KEY PLAN



MUNICIPAL ADDRESS	LEGAL DESCRIPTION	OWNER OF PROPERTY
815 KING ST EAST LEEDS AND THE THOUSAND ISLANDS, ONTARIO	LOT 17 CONCESSION 1	CONSTRUCTION NORTH

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.

ELEVATION:
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 ASTRONOMIC 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
100.00	EXISTING ELEVATION		SEMI MOUNTABLE CURB
	EXISTING CATCHBASIN		RIP–RAP ON GEOTEXTILE
	EXISTING C.B./M.H.		CONCRETE SURFACE
	EXISTING MANHOLE		LANDSCAPED SURFACE
2.0%	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		
+ 100.00	PROPOSED ELEVATION		
100.00*+	+ 100.00 EXISTING ELEVATION TO REMAIN		
	NEW CATCHBASIN		
	NEW DOUBLE CATCHBASIN		
	NEW C.B./M.H.		
	NEW MANHOLE		
R.I.	RIDGE LINE		
	SURFACE PONDING		
	DRAINAGE AREA UNDER CONSIDERATION		

Drawn By: RM | Date: 2023-09-29
Reviewed By: SK | Date: 2023-09-29
DWG Scale: 1:250
File No.: 2107-335-00
C01

blueprint2build

LICENSED PROFESSIONAL ENGINEER
R. MEHRAGAN
100076539
PROVINCE OF ONTARIO

SITE GRADING PLAN

815 KING ST EAST
LEEDS AND THE THOUSAND ISLANDS, ON

REVISIONS			
REV	Date	Description	APRVD
01	24.01.09	ISSUED FOR SPA	RM

File No. 2107-335-00

C01