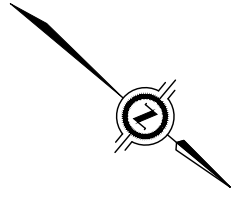
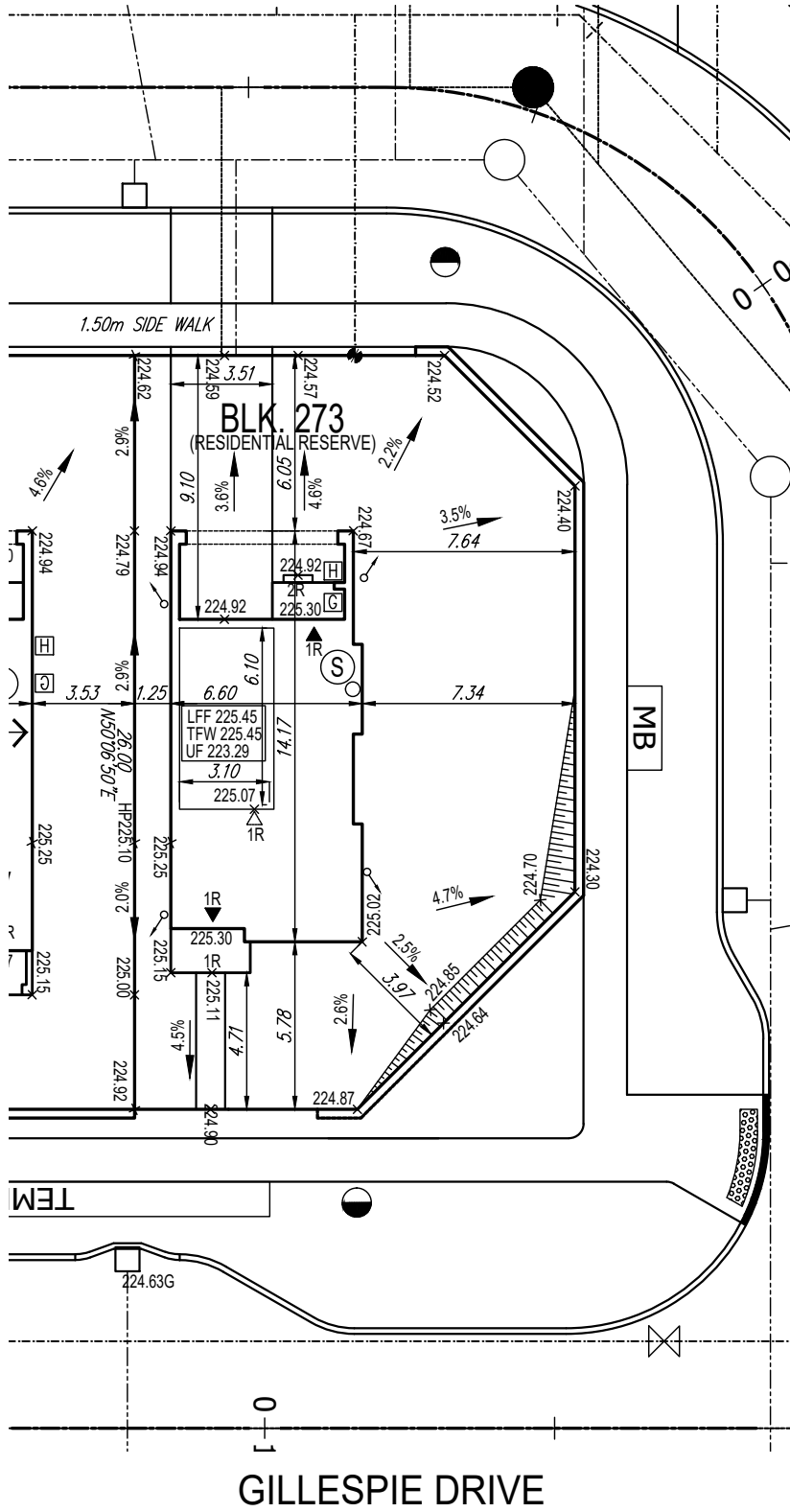


AVERAGE GRADE = 225.01
BUILDING HEIGHT = 11.09m



BEE CRESCENT



NOTE:
STM & SAN INVERT ELEVS ARE NOT AVAILABLE AT THIS TIME, BUILDER TO VERIFY INVERT ELEVS PRIOR TO DIGGING FOUNDATIONS.

BUILDER TO VERIFY FOOTING CONSTRUCTION WITH GEOTECHNICAL CONSULTANT PRIOR TO FOOTING EXCAVATION DUE TO EXISTING SITE CONDITIONS

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 ELEVATION PROVIDED TO BE USED FOR REFERENCE ONLY. BUILDER TO VERIFY INVERT ELEVATION 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 RLCB LEADS AND/OR SEWERS. EXACT DEPTH TO BE DETERMINED ONSITE DURING FOOTING EXCAVATION, UNDER THE SUPERVISION AND DIRECTION BY A QUALIFIED GEOTECHNICAL ENGINEER.
 - 8.) BUILDER TO MATCH EXISTING GRADING WHERE APPLICABLE.
 - 9.) THE BUILDER TO VERIFY SERVICE CONNECTION LATERAL ELEVATIONS AND LOCATES PRIOR TO FOOTING EXCAVATION. THE BUILDER TO ALSO VERIFY LOCATIONS OF ALL WATERBOX AND UTILITY TAILS PRIOR TO CONSTRUCTION FOR ABSENCE OF CONFLICT, AND RELOCATE IF NECESSARY AS PER MUNICIPAL AND UTILITY STANDARDS. RESPONSIBILITY OF PAYMENT OF RELOCATION TO BE DETERMINED ON AN INDIVIDUAL LOT BASIS
 - 10) SUMP PUMPS ARE TO BE INSTALLED AS PER CITY OF BRANTFORD STANDARDS

SUMP PUMPS CONNECTED TO STORM LATERALS

IAN ROBERTSON DESIGN
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 IAN ROBERTSON DESIGN PRIOR TO COMMENCEMENT OF WORK.
2. IAN ROBERTSON DESIGN 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. IAN ROBERTSON DESIGN 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 IAN ROBERTSON DESIGN. THIS DRAWING IS NOT TO BE SCALED.

--- STORM CONNECTION	⊗ VALVE AND CHAMBER	2.0% PROP. SWALE	⊠ ROGERS CABLE PEDESTAL ON TOP OF VAULT	FF FINISHED FLOOR ELEVATION
--- SANITARY CONNECTION	⊗ STREET LIGHT	▨ PROPOSED 3:1 SLOPE	⊠ ROGERS VAULT	TFW TOP OF FOUNDATION WALL
● WATER CONNECTION	⊗ VALVE AND BOX	* ENGINEERED FILL LOT	⊠ TELECOM. JUNCTION BOX	BF FINISHED BASEMENT SLAB
H HYDRO CONNECTION	● SANITARY MANHOLE	⊠ TRANSFORMER	⊠ SUMP PUMP/ DISCHARGE	UF UNDERSIDE OF FOOTING
□ DOUBLE CATCH BASIN	● STORM MANHOLE	⊠ BELL PEDESTAL	▲ EXTERIOR DOOR LOCATION	UFR UNDERSIDE OF FOOTING @ REAR
□ CATCH BASIN	⊠ MB COMMUNITY MAIL BOX	⊠ BELL GRADE LEVEL BOX	▲ EXTERIOR DOOR LOCATION	UFF UNDERSIDE OF FOOTING @ FRONT
⊗-E HYDRANT	⊗ DOWNSPOUT LOCATION	⊠ ROGERS NULL POLE	△ GRADE PERMITTING	REV. REVERSE PLAN
	● STREET LIGHT PEDESTAL		x 100.00 PROPOSED GRADE	WOB WALK-OUT BASEMENT
			(100.00) EXISTING GRADE	WOD WALK-OUT DECK

#	REVISION	DATE
1	ISSUED FOR PRELIMINARY REVIEW	MAY.29.24

**LOT GRADING PLAN
GILLESPIE DRIVE**

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 3.2.4 OF THE BUILDING CODE

IAN ROBERTSON 27816

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 3.2.4 OF THE BUILDING CODE

IAN ROBERTSON DESIGN Inc. 129380

EMPIRE COMMUNITIES

Project: **WYNDFIELD WEST
PH.8A-1 - CONDO BLOCK
CITY OF BRANTFORD**

Plan #: _____ Lot #: _____

Drawn by: KG	Checked by: KG
Scale: 1:250	Date: MAY 2024

Project #: **12-57**

**BLOCK
273**