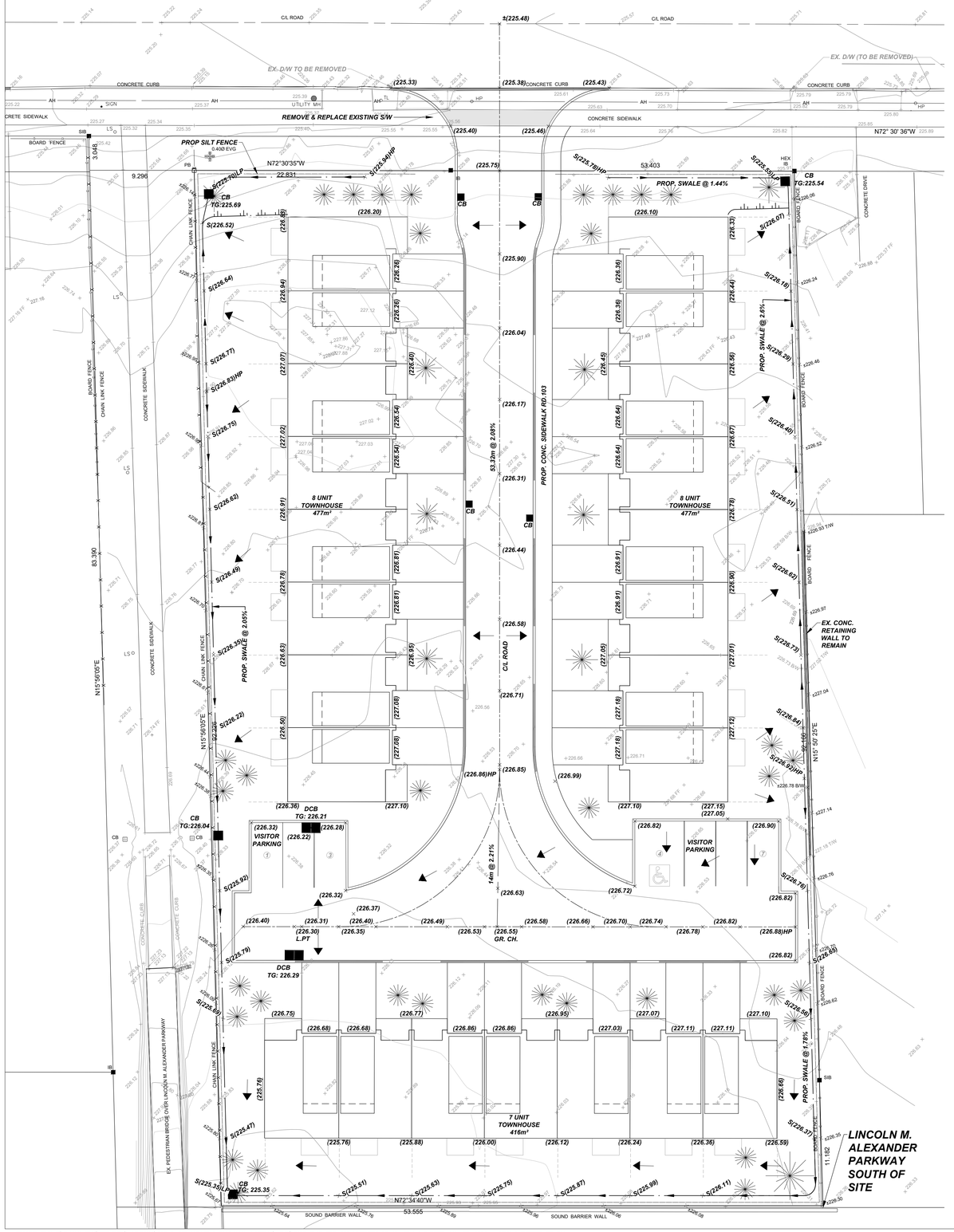
SITE BENCHMARK:
CUT CROSS
ELEV. 225.38

LIMERIDGE ROAD WEST



KEY PLAN N.T.S.

BENCHMARK NOTE:

ELEVATION = 225.38

MONUMENT: CUT-CROSS NORTH OF SITE

BENCHMARK NOTE:

STATION: 007720091809

WEST FACE OF HOUSE NO. 355 LIMERIDGE ROAD LOCATED APPROXIMATELY 90m EAST OF THE LOT LINE BETWEEN WELLINGTON AND WENTWORTH STREETS. PLAQUE IS SET 1m NORTH IN SECOND FROM THE TOP CONCRETE BLOCK OF THE SOUTHWEST CORNER OF THE HOUSE.

NO. 967 ELEVATION 207.201

LEGEND

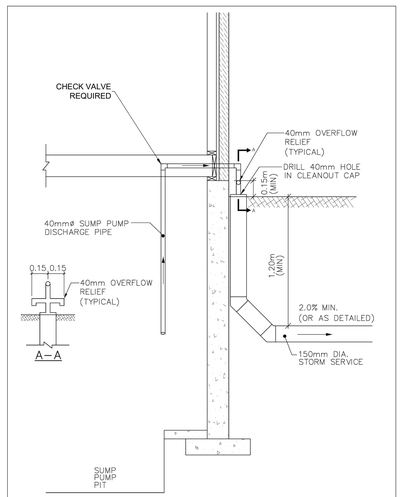
×100.50	EXISTING ELEVATION
×±100.50	EXISTING ELEVATION (CALCULATED)
×(100.00)	PROPOSED ELEVATION
(100.00)	PROPOSED APRON ELEVATION
×S(100.00)	PROPOSED SWALE ELEVATION
	PROPOSED DOWNSPOUT
	PROPOSED ENTRANCE LOCATION
	PROPOSED SWALE
	PROPOSED SWALE WITH SUBDRAIN
	PROPOSED SILT FENCE

GENERAL GRADING NOTES:

1. MATCH EXISTING GRADE AT PROPERTY / DEVELOPMENT LIMITS WITH SODDED SLOPES OF MAXIMUM 3:1 AND/OR RETAINING WALLS AS SPECIFIED.
2. SLOPES OF SWALES FOR BOTH "BACK-TO-FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% AND NO GREATER THAN 33% (3:1).
3. MINIMUM GRADE FOR APRON "WRAP-AROUND" SWALE AT THE REAR OF THE UNIT SHALL BE 1.0%.
4. WHEN MATCHING TO EXISTING GRADE AT THE LIMITS OF THE DEVELOPMENT / PROPERTY WHERE 2.0% SLOPE CANNOT BE REASONABLY ACHIEVED A 1.5% GRADE IS PERMITTED PROVIDED A 150MM SUB-DRAIN IS INSTALLED WITH THE SWALE AS PER RD-121 AND CONNECTED TO A SUITABLE OUTLET.
5. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2.0% AND SHALL NOT BE MORE THAN 7.0%. REVERSED SLOPED DRIVEWAYS ARE NOT ALLOWED FOR ANY NEW CONSTRUCTION.
6. GARAGE FLOOR ELEVATION SHALL BE SET A MINIMUM OF 0.30M HIGHER THAN THE BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
7. THE TOP OF FOUNDATION WALL FOR THE DWELLING UNIT SHALL BE A MINIMUM 150MM (6") ABOVE FINISHED GRADE.
8. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS SHALL BE GRADED AS A STRAIGHT LINE.
9. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE PROPERTY / DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER, OTHERWISE RETAINING WALLS MUST BE USED.
10. ALL RETAINING WALLS SHALL BE PLACED A MINIMUM 0.45M FROM PROPERTY LINES.
11. ANY WALL OF GREATER HEIGHT THAN 1.0M MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
12. TOP OF RETAINING WALL ELEVATIONS SHALL BE SET A MINIMUM OF 150MM ABOVE THE PROPOSED SIDE-YARD SWALES.
13. RETAINING WALLS 0.60M AND HIGHER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. SUCH FENCES OR GUARD RAILS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
14. ALL FILL COMPACTED ON THE LOT(S) SHALL BE COMPACTED TO A MINIMUM 95% SPD (UNLESS OTHERWISE RECOMMENDED BY A GEOTECHNICAL ENGINEER). MATERIALS SHALL BE PLACED IN LIFTS NOT EXCEEDING 300MM DEPTH.
15. FOR DELINEATION OF TREE PROTECTION ZONES, BUFFERS, REMOVALS, AND PROTECTION SCHEMATICS REFER TO THE TREE PROTECTION PLAN (IF APPLICABLE).

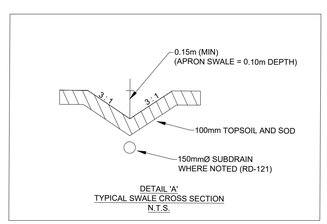
BACKYARD GRADING NOTES:

1. "REQUIRED BACKYARD" SHALL BE A MINIMUM OF 6.0 METRES UNLESS OTHERWISE DEFINED IN THE APPLICABLE ZONING BY-LAW.
2. THE MAXIMUM SLOPE IN THE BACKYARD ADJACENT TO THE BUILDING FOR A DISTANCE EQUAL TO THE REQUIRED BACKYARD SHALL BE 5% EXCEPT FOR SIDE OR REAR YARD SWALES AND RETAINING WALLS.
3. WHERE THE 5% RESTRICTION ON THE BACKYARD'S GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN ADJACENT PROPERTIES, RETAINING WALL SHALL BE CONSTRUCTED ALONG THE SIDES AND BACK OF THE LOT.
4. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHEREAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
5. THE 5% RESTRICTION DOES NOT PRECLUDE RETAINING WALLS IN THE REQUIRED BACKYARDS PROVIDING THE TERRACES ARE MAINTAINED TO THE 5% GRADE AS SET OUT ABOVE. THE INTENTION OF THIS PROVISION IS TO PROVIDE FOR FLEXIBILITY OF HOUSE CONSTRUCTION.
6. BACK TO FRONT DRAINAGE SHALL ONLY BE PERMITTED WHERE THE COMBINED SIDE YARD SETBACK IS 2.0m OR MORE, PROVIDING A MINIMUM OF 2.0m BETWEEN FOUNDATION WALLS FOR DRAINAGE SWALES. A 1.2m SETBACK IS REQUIRED ON THE GARAGE SIDE OF THE LOT



NOTE:
BUILDING CONTRACTOR RESPONSIBLE FOR SUMP PUMP DISCHARGE PIPE AND CONNECTION TO STORM SERVICE CONNECTION.

SUMP PUMP DETAIL



DETAIL 'A'
TYPICAL SWALE CROSS SECTION
N.T.S.

NOTES:

1. LOCATIONS UNDERGROUND SERVICES ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. ANY DISCREPANCIES BETWEEN SERVICE LOCATIONS AND THESE ENGINEERING DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.

GENERAL NOTES:

1. TENDERER SHALL SATISFY THEMSELVES AS TO THE NATURE OF THE GROUND AND BID ACCORDINGLY.
2. ALL ROCK LINE INDICATIONS SHOWN ON THE PLAN MUST BE VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWERS AND WATERMAINS, PRIVATE DRAINS AND WATER SERVICES, GAS MAINS, CABLE TV, HYDRO AND TELEPHONE DUCTS ETC AT START OF CONSTRUCTION.

NO:	DATE:	DESCRIPTION:
	2023-05-09	REVISED PER CITY 1ST ROUND COMMENTS
1	2022-12-19	REVISED PER CITY SUBMISSION
1	2022-11-09	REVISED PER CITY 1ST ROUND COMMENTS
0	2022-11-01	ISSUED FOR COORDINATION

REVISIONS

SEAL

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289-309-3632

CLIENT:
QIANYE PROPERTY MANAGEMENT LIMITED

MUNICIPALITY:
CITY OF HAMILTON

PROJECT NAME:
253-259 LIMERIDGE ROAD WEST

TITLE:
PRELIMINARY GRADING PLAN

SCALE: 1:200	DATE: 2023-05-09
CHECKED BY: AS	DESIGNED BY: AS
DWG No: 22050QIA	SHEET No: 01

DRAWING FILE: Z:\Project Files\PROJECTS_Hamilton\253 & 259 Limeridge Road West, Hamilton_CAD\BASE_PLAN_253-259 LIMERIDGE RD. W._CP.dwg PLOTTED: May 09, 2023 – 3:52pm PLOTTED BY: Dan