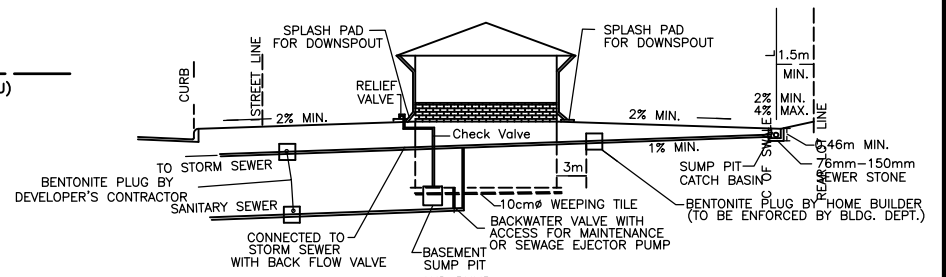


SKETCH OF IN-FILL LOT GRADING OF NEW PROPOSED DWELLING VACANT LOT PELLETIER AVENUE, WINDSOR

© VERHAEGEN LAND SURVEYORS, A DIVISION OF J.D. BARNES LIMITED
SCALE = 1:150



Cross Section of In-Fill Drainage

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

ELEVATIONS
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES.

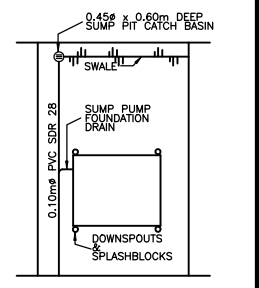
BENCH MARK
BENCH MARK 109
1353 WELLINGTON AVENUE: PLATE IS LOCATED ON THE SOUTH WALL, 4.25m WEST OF THE EAST WALL. ELEVATION 186.388m

SITE BENCH MARK
TOP OF FIRE HYDRANT AT 1350 PELLETIER AVENUE. ELEVATION 185.078m

AREA
719.3 Sq.m.

TYPICAL LOT DRAINAGE

- NOTE NOT TO SCALE
- STORM CONNECTIONS TO PROVIDE REAR YARD DRAINAGE AND WEEPING TILE FROM BASEMENT SUMP.
 - SANITARY CONNECTIONS TO CARRY DOMESTIC SEWAGE ONLY.
 - LOT GRADING TO DIRECT WATER AWAY FROM HOUSE TO EITHER ROAD OR REAR YARD DRAIN.
 - SOLID STORM DRAIN TO 3.05m BEYOND HOUSE AS SHOWN.
 - PERFORATED PIPE FOR REAR YARD DRAINAGE AS SHOWN.
 - CONNECT 0.10m ϕ WEEPING TILE TO BASEMENT SUMP AND DISCHARGE TO DRAINAGE DITCH
 - CLEAN-OUTS TO BE LOCATED EVERY 15.24m MAXIMUM.



PLAN VIEW NOT TO SCALE

CAUTION
UNDERGROUND UTILITIES AND SERVICES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE VERIFIED BEFORE CONSTRUCTION

ELEVATIONS
GEODETIC ASSUMED

Existing Elevations have been derived on the following Date : MARCH 29, 2022

DATE AUGUST 9, 2023

Andrew S. Mantha
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR

VERHAEGEN
LAND SURVEYORS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
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DRAWN BY: A.J.M.	CHECKED BY: A.S.M.	REFERENCE NO.: 22-47-099-00
FILE: 22-47-099-00.dwg	E-WIND-1-72	CAD Date: August 9, 2023 9:53 AM CAD File: 22-47-099-01A.dwg

LOT

Part 52,

Plan 12R-25641

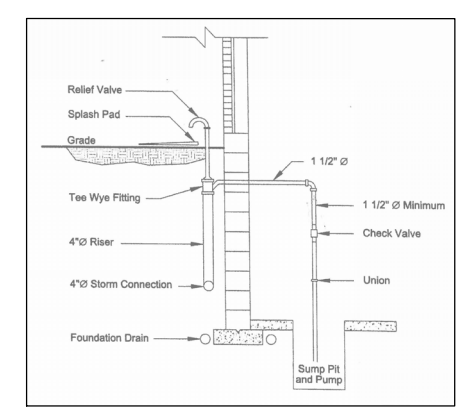
72,

Part 19,

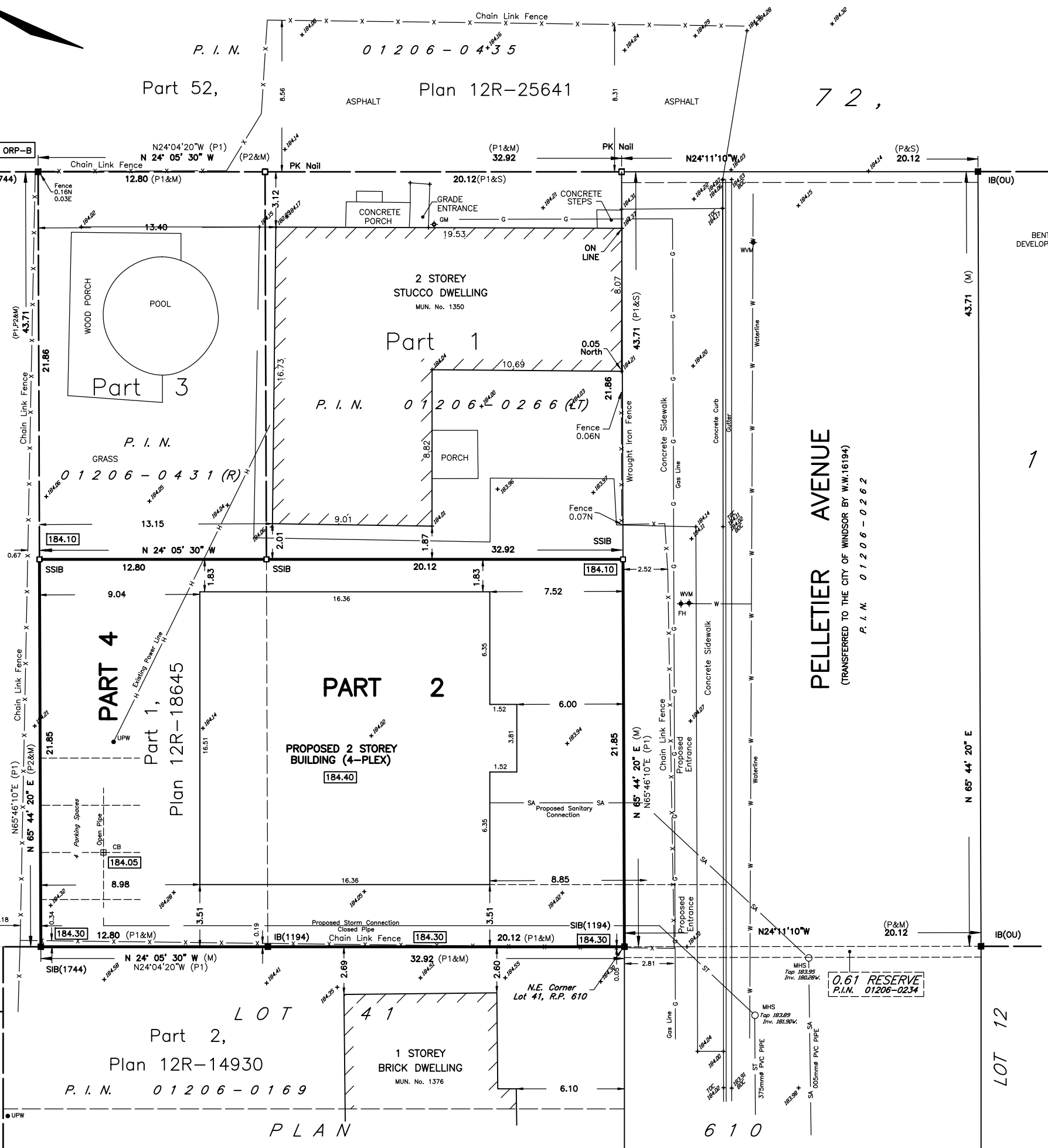
Plan 12R-20129

P. I. N. 01206-0261

CONCESSION



SUMP PUMP OVERFLOW DISCHARGE PIPE (IMPERIAL DIMENSIONS SHOWN)



Eastern Limit of Registered Plan 610

3.66m ALLEY

LOT 43 REGISTERED LOT 42 REGISTERED

3.66m ALLEY

LOT
Part 2,
Plan 12R-14930
P. I. N. 01206-0169

PLAN

LOT 41
1 STOREY BRICK DWELLING
MUN. No. 1376

610

LOT 12