

- KEY PLAN SCALE 1:15000
- LEGEND
- EX. PROPERTY BOUNDARY
 - - - BUILDING ENVELOPE (R1 PARTIAL SORCES)
 - ROAD CENTRE LINE
 - EDGE OF STREET / DRIVEWAY
 - ZONING BOUNDARY
 - - - EH SETBACK (PER GSCA)
 - EX. FENCE
 - EX. CONTOUR LINE
 - EX. TREE LINE
 - EIS 30m BUFFER FOR HABITAT
 - EIS 15m SETBACK FOR SLOPES
 - HP EXISTING HYDRO POLE
 - SIB STANDARD IRON BAR FOUND
 - IB IRON BAR FOUND
 - MB MAIL BOX
 - ANCHOR
 - NO - DEVELOPMENT AREA

PROPERTY LINE LOCATION TAKEN FROM SKETCH PROVIDED BY MICHAEL D HILLER (DATED APRIL 21, 2020) LIMITED INFORMATION WAS AVAILABLE TO CONFIRM PROPERTY LIMITS. IT IS HIGHLY RECOMMENDED THAT AN OLS IS EMPLOYED TO CONFIRM PROPERTY LIMITS.

SIDE AND REAR LOT LINES FOR LOTS ON THE SOUTH SIDE OF MAPLE RIDGE CRES. ARE BASED ON GREY COUNTY GIS

REQUIRED EH SETBACKS ARE ESTABLISHED BY THE GREY SAUBLE CONSERVATION AUTHORITY (GSCA) AND VARY DEPENDING ON HEIGHT OF BANK. SEE LETTER DATED NOV. 22, 2019 FOR DETAILS ON REQUIRED SETBACKS. REQUIRED SLOPE IS 3H:1V FROM THE TOE OF SLOPE PLUS 15m OR AS NOTED BY THE GSCA.

TOPOGRAPHIC SURVEY COMPLETED BY SMC GEOMATICS MAY 4-5, 2020.

EIS DETAILS OBTAINED FROM FIGURE 9 PROVIDED VIA EMAILED ON NOV. 23, 2020. EIS LINES OVERLAYED WITH PROPERTY LINES. EIS COMPLETED BY AWS

NEC ZONING LIMIT BASED ON GREY COUNTY GIS

CAUTION: THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, 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.

NOV/2021 FOR APPROVAL
DATE REVISION / ISSUE



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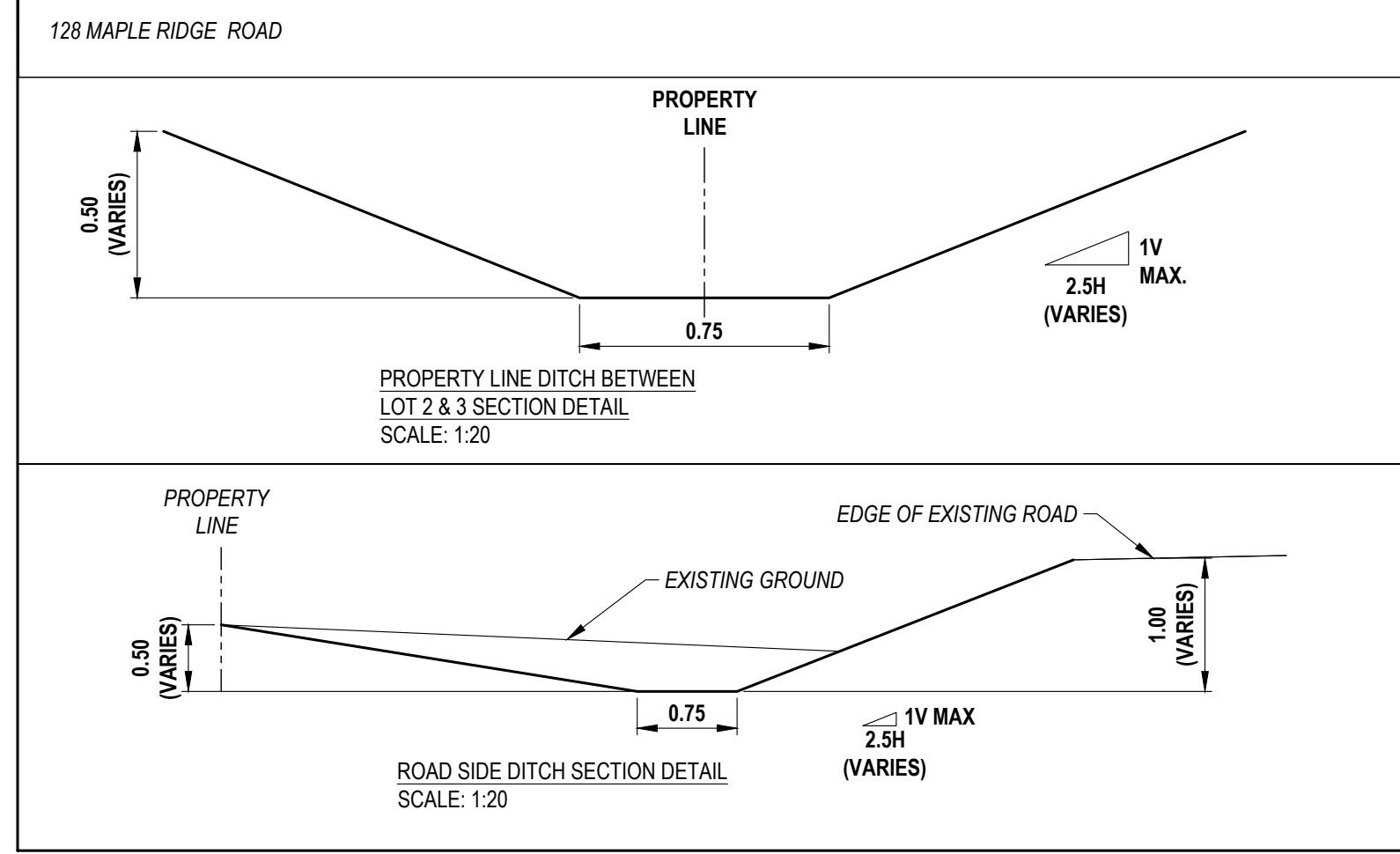
GRADING PLAN FOR LOTS 1-3
130 MAPLE RIDGE DR.
GEORGIAN BLUFFS, ON

CLIENT: CHERILYN & BLAIR RADBOURNE

DESIGN	CHECK	DATE
L A S	L A S	05/27/20
DRAWN	SCALE	PROJECT NO.
W K	1:250	M20005

DRAWING NO.: M20005-GP1

- NOTES:
- CONCEPTUAL GRADING PLAN FOR SEVERANCE APPLICATION. NO BUILDING DRAWINGS ARE AVAILABLE. PLEASE REFER TO STORMWATER MANAGEMENT REPORT FOR MORE DETAILS.
 - SITE WORKS CONTRACTOR IS RESPONSIBLE TO INSTALL SILT FENCE AND TEMPORARY EROSION CONTROL MEASURES AS REQUIRED. SILT AND EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL WORK HAS BEEN COMPLETED AND DISTURBED AREAS ARE STABILIZED.
 - THE BUILDER IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION TO CONFORM WITH FROST PROTECTION AND HIGH GROUNDWATER CONDITIONS AS RECOMMENDED ON THE ARCHITECTURAL DRAWINGS AND/OR GOOD PRACTICE.
 - ALL DISTURBED NATURAL / LAWN AREAS TO RECEIVE A MINIMUM OF 100mm OF TOPSOIL AND SOD.
 - IT IS THE OWNER / DEVELOPER'S RESPONSIBILITY TO VERIFY THE SUITABILITY OF THE FOUNDING SOILS.
 - THE BUILDER IS RESPONSIBLE TO VERIFY THE LAYOUTS AND ELEVATIONS AGAINST THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AND ALSO CONFIRM SANITARY SERVICING DETAILS.
 - FOR LOTS 1-3 NO AREA GREATER THAN 0.133ha FOR EACH LOT SHALL BE DISTURBED. FOR LOT 4 NO AREA GREATER THAN 0.4ha SHALL BE DISTURBED
 - 30m BUFFER FOR FISH HABITAT AND EIS 15m SETBACKS WERE TRACED FROM THE EIS FIGURES.



DWG: 11-21-2020 1:250 M20005-GP1