GRADING NOTES:

1. MATCH TO EXISTING ELEVATIONS AT THE PROPERTY LINES.
2. PROVIDE A MINIMUM OF 2% SLOPE AWAY FROM THE BUILDING WITHIN 3m OF THE BUILDING.
3. SLOPE STABILIZATION MEASURES SHALL BE IMPLEMENTED WHERE THE SLOPE IS STEEPER THAN 3H:1V, UNLESS THERE IS EXPOSED ROCK.
4. THE GRANULAR SUBBASE AND FILL MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 99% OF STANDARD PROCTOR DRY DENSITY (SPMDD), PLACED IN LIFTS OF 150mm OR LESS.
5. INSTALL, MAINTAIN AND REMOVE SILT FENCE TO OPSD 219.110 ALONG THE PROPERTY LINE. SILT FENCE MAY BE REMOVED WHEN THE LANDSCAPING FEATURES HAVE STABILIZED.
6. SEPTIC SYSTEM DESIGN IS BASED ON GM BLUEPLAN'S D-5-4 REPORT FOR 4 BEDROOM (200m² FINISHED FLOOR AREA) DWELLING. DAILY DESIGN SEWAGE FLOW IS 2,000 L/DAY. ALTERNATE DESIGN MAY BE CONSIDERED AT THE TIME OF APPLYING FOR A SEPTIC PERMIT.
7. BUILDING, DRIVEWAY and SEPTIC SYSTEM LOCATIONS SHOWN ON THIS PLAN ARE PRELIMINARY. IF AT THE TIME OF THE APPLICATION FOR BUILDING PERMIT THE LAND OWNER/ BUILDER WANTS TO DEVIATE FROM THIS PLAN, THAT MAY BE PERMITTED SUBJECT TO APPROVAL FROM THE TOWNSHIP OF GEORGIAN BLUFFS AND THE GREY SAUBLE CONSEVATION AUTHORITY.
8. DRIVEWAY TO BE CONSTRUCTED OF COMPACTED 300mm GRANULAR 'B' AND 100mm GRANULAR 'A'.
9. FOC, FOM, SWT2-5, MAS2, CUM1-1 LINEWORK OBTAINED FROM SAAR ENVIRONMENTAL LTD'S EIS DATED SEPTEMBER 2023.
10. THIS GRADING PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE COASTAL REPORT.
11. THE PROPOSED DRIVEWAY CULVERTS ARE SET TO MATCH EXISTING NEIGHBORING CULVERT SIZE.

LEGEND

- EX. PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED BUILDING OUTLINE
- BUILDING ENVELOPE (SR ZONE)
- ROAD CENTRE LINE
- EDGE OF STREET / DRIVEWAY
- PROPOSED SWALE
- EXISTING DITCH
- EX. CONTOUR LINE
- EX. TREE LINE
- 198.56 / 198.56 PROPOSED SWALE ELEVATION
- HP EXISTING HYDRO POLE
- SIB STANDARD IRON BAR FOUND
- IB IRON BAR FOUND
- FLOW ARROW
- CUM1-1 DRY-MOIST OLD FIELD MEADOW TYPE WITH PATCHY SUCCESSION OF SWT2-5
- FOC DRY-FRESH WHITE CEDAR CONIFEROUS FOREST ECOSITE
- FOM DRY-FRESH WHITE CEDAR-WHITE BIRCH-WHITE AND GREEN ASH+MAPLE
- SWT2-5 RED-OSIER MINERAL THICKET SWAMP TYPE (SUCCESSIONAL ELEMENTS)
- MAS2 MINERAL SHALLOW MARSH ECOSITE (CATTAILS-WILLOW-BUCKTHORN-WHITE ASH-WINTERBERRY-WHITE BIRCH-SUGAR MAPLE-FERAL APPLE)

TOPOGRAPHIC SURVEY COMPLETED BY SMC GEOMATICS ON OCTOBER 27, 2020

LOT LEGAL LINE INFORMATION TAKEN FROM PLAN OF SURVEY OF PART OF LOT 11 JONE'S RANGE TOWNSHIP OF KEPPEL COUNTY OF GREY. BY VAN HARTEN SURVEYING INC. BY RONALD MAK DATED MAY 17, 2022. LEGAL INFORMATION WAS INTERPRETED AS BEST AS POSSIBLE WITH AVAILABLE SURVEY BARS DISCOVERED IN THE FIELD. IT IS RECOMMENDED THAT AN OLS CONFIRM ALL PROPERTY LIMITS

PLAN VIEW
SCALE: 1:500

PRELIMINARY

- BM 180.887 NAIL IN HYDRO POLE ALONG GREY RD 1 NEAR CENTER OF EAST SIDE OF LOT.
- BM 178.783 NAIL IN HYDRO POLE ON THE NORTH SIDE OF THE INTERSECTION OF OLD MILL ROAD AND GREY ROAD 1.
- BM 179.475 NAIL IN HYDRO POLE AT SOUTH WEST CORNER OF LOT BETWEEN 214 AND 218 OLD MILL ROAD.

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND 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.

| DATE | REVISION / ISSUE |
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LICENSED PROFESSIONAL ENGINEER — L. A. SWANSON — 100079228 — Nov. 14/23 — PROVINCE OF ONTARIO
SEAL NOT VALID UNLESS SIGNED AND DATED

# GRADING PLAN
## PT. LOT 11, JONES RANGE
### OLD MILL ROAD
### TWP. OF GEORGIAN BLUFFS, ON

CLIENT: COLLEEN NEWELL

| | |
|---|---|
| DESIGN: | D M R |
| DRAWN: | W K |
| CHECK: | D M R |
| DATE: | mm/dd/yy 11/11/20 |
| PROJECT No.: | 20046 |
| SCALE: | 1:500 |
| FIG: | M20046-GP |