

NOTE: FOOTING ELEVATIONS SHOWN ARE MINIMUM REQUIRED FOR FROST PROTECTION. ENGINEERED FILL MAY BE REQUIRED TO ACHIEVE ELEVATIONS. ALTERNATIVELY, FOOTINGS MAY BE EXTENDED TO BEAR ON SUITABLE UNDISTURBED SOIL.

SEDIMENT AND EROSION CONTROL NOTES

1. SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
2. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SEDIMENT POND OR STORAGE AREA MUST BE ESTABLISHED TO COLLECT SURFACE DRAINAGE FROM ALL AREAS THAT WILL BE DISTURBED. WATER PUMPED FROM EXCAVATION OR DEWATERING OPERATIONS MUST BE DIRECTED TO THE SEDIMENT POND.
3. ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING EXCAVATION OR DEMOLITION. SILT FENCE SHALL CONFORM TO OPSD 219.131.
4. CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCED OF IMMEDIATE CONSTRUCTION.
5. STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. STOCKPILES SHOULD NOT BE LOCATED IMMEDIATELY ADJACENT TO DITCHES OR ROAD ALLOWANCES. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES. A PERIMETER DITCH LEADING TO A SETTLING AREA OR SEDIMENTATION TRAP SHOULD BE INSTALLED AROUND THE STOCKPILE.
6. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLES CATCH BASINS, DITCHES, SWALES AND WATERCOURSES.
7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
8. THE DESIGN CONSULTANT MAY MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.
9. EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. SEDIMENTS ARE TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 50% OF THE FENCE. CLOSED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS REQUIRED.
10. ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
11. NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE TOWNSHIP.
12. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADWAYS AND SIDEWALKS AREA CLEARED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.
13. ALL DISTURBED AREAS NOT INCLUDED IN CONSTRUCTION TO BE RE-TOPSOILED AND RE-SEEDDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.

GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALD.
2. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
3. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE STANDARD TOWNSHIP, REGION (OR COUNTY), MTO, DRAWINGS AND OPSS ARE TO CONSTITUTE PART OF THIS CONTRACT AND DRAWINGS.
4. REFER TO O.B.C. - 2012 STANDARDS AND SPECIFICATIONS AND TOWNSHIP SPECIFICATIONS AND STANDARD DRAWINGS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
5. EXISTING STRUCTURES ARE NOT TO BE DISTURBED. NOR ENCRACH ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
6. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC.
7. PRIOR TO CONSTRUCTION, THE ENGINEER IS TO BE NOTIFIED BY THE OWNER AND THE CONTRACTOR AS TO THE EXTENT OF THE CONSTRUCTION LIMITS THEY PROPOSE. THE TOWNSHIP, BUILDING AND PLUMBING OFFICIALS ARE TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
8. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SERVICES PLANS, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DEPICT WORKS THAT ARE PROPOSED FOR THIS SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE TOWNSHIP AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
10. THE CONTRACTOR SHALL ENDEAVOUR TO PREVENT MUD TRACKING ONTO EXISTING RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEANUP AT HIS OWN EXPENSE AS DIRECTED BY THE TOWNSHIP. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE CONTROLLING MEASURES AS DIRECTED BY THE TOWNSHIP.
11. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
12. ALL SERVICES AND/OR UTILITIES LOCATED ON CONCRETE SIDEWALKS OR CURBS TO BE ISOLATED FROM THE SIDEWALK OR CURB AS PER OPSD 310.040.
13. ALL UTILITIES SHALL BE LOCATED, SUPPORTED AND PROTECTED TO THE SATISFACTION OF THE UTILITY COMPANY DURING THE CONSTRUCTION PERIOD.
14. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWNSHIP.
15. THE CONTRACTOR IS TO OBTAIN AND PAY FOR ANY NECESSARY PERMITS FOR ANY MUNICIPAL ROAD CUTS FOR THE INSTALLATION OF SANITARY, STORM, AND WATER SERVICE CONNECTIONS. ROAD CUTS TO BE RESTORED AS PER TOWNSHIP SATISFACTION.
16. BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE TOWNSHIP.
17. ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER.
18. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.
19. DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.5m FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
20. ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
21. ANY CONFLICTS WITH EXISTING SERVICES SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.

NOTES:

1. THE BUILDER IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION IN THE FIELD TO ENSURE A FROST COVER OF 1.2m MINIMUM MEASURED DOWN FROM FINISHED GRADE.
2. ALL DISTURBED AREAS TO RECEIVE MINIMUM 100mm TOPSOIL AND SOO.
3. DRIVEWAYS TO BE LOCATED MINIMUM OF 1.5m FROM ANY UTILITY STANDARD.
4. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY THE SUITABILITY OF THE FOUNDING SOILS.
5. LOCATION AND ELEVATION OF EXISTING SERVICES ARE APPROXIMATE ONLY. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION.
6. THE BUILDER IS RESPONSIBLE TO VERIFY THE LAYOUTS AND ELEVATIONS AGAINST THE ARCHITECTURAL PLANS AND CONFIRM PUBLISHED BENCHMARK ELEVATIONS PRIOR TO CONSTRUCTION.

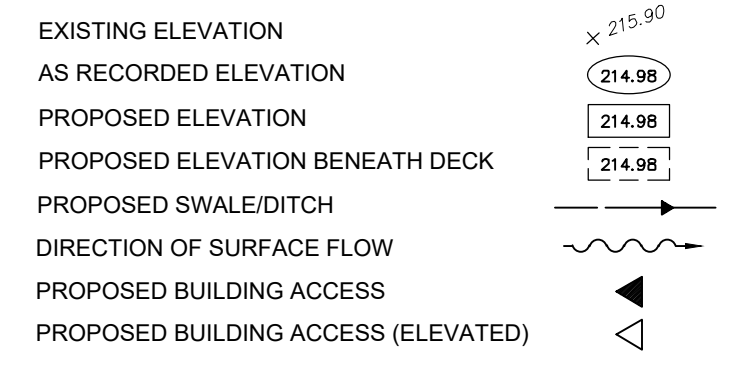
OWNER: McDONALD	CONTRACTOR: ZETTEL-FISCHER CONTRACTING LTD.
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THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERCTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY.

P. ENG.

GM BLUEPLAN ENGINEERING LIMITED

LEGEND:



NOTE: ELEVATION IN METRES.

LOT CALCULATIONS

OVERALL LOT AREA	1,784.83 m ²
AREA OF HOUSE FOOTPRINT	378.42 m ²
PORCH/DECK AREA	57.48 m ²
LOT COVERAGE IN PERCENTAGE	24.4 %

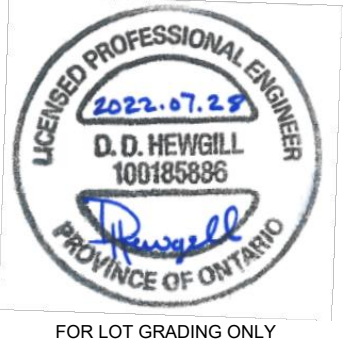
#1 BENCHMARK ELEV. - 180.66m

TOP OF SIB LOCATED ON THE NORTH WESTERLY CORNER OF SUBJECT PROPERTY.

#2 BENCHMARK ELEV. - 178.00m

TOP OF SIB LOCATED ON THE NORTH EASTERLY CORNER OF SUBJECT PROPERTY.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND 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 ANY DAMAGE TO THEM.



NO.	DATE	REVISION DESCRIPTION	CHKD



GUELPH | OWEN SOUND | LESTERWEL | WITCHENER | LONDON | HAMILTON | OSA
1260 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 3J3
TEL: 519-376-1805 www.gblueplan.ca

222142
Lot Grading Plan
Lot 22 and Part Lots 23 & 24,
Plan 231 and Part Lot 41, Plan 447
281 Balmly Beach Road
Township of Georgian Bluffs
(Geographic Township of Sarawak)

DRAWN BY: E.J.T.	APPROVED BY: D.D.H.	PROJECT NO.: 222142	DRAWING NO.: 1
DESIGNED BY: E.J.T.	DATE: JUL 28, 2022	SCALE: 1:50	

- GRADING**
1. THE GRADING PLAN IS TO BE READ WITH THE SITE SERVICES DRAWINGS.
 2. CONTRACTOR TO RESTORE AREAS ON PUBLIC R.O.W. OR ADJACENT LANDS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION TO PREVIOUS CONDITION OR BETTER.
 3. ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT TOWNSHIP STANDARDS AND SPECIFICATIONS.
 4. ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% STANDARD PROCTOR DRY DENSITY. ALL FILL WITHIN THE SITE PARKING AREA TO BE COMPACTED TO A MIN. OF 95% SPD. THE SUITABILITY OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION OF ANY MATERIALS.
 5. LANDSCAPING SHALL NOT ENCRACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
 6. SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS. SILTATION CONTROL SHALL BE ERCTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE IN GOOD REPAIR THROUGHOUT THE CONSTRUCTION AND GRADING PHASES.
 7. ALL GRADING TO OPSS MUNI 206.
 8. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF GM BLUEPLAN ENGINEERING LIMITED.
 9. ALL LANDSCAPING TO BE INSTALLED AS SOON AS POSSIBLE OR PRIOR TO THE END OF THE FIRST GROWING SEASON. LANDSCAPING TO BE MAINTAINED UNTIL IT IS ESTABLISHED.
 10. ALL COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT.
 11. ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (GL) UNLESS NOTED OTHERWISE.
 12. PAVEMENT GRADE SHALL BE MIN. 1.0%, MAX. 8%.
 13. DRAINAGE SWALE GRADE SHALL BE MIN. 2%, MAX. 6%.
 14. SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE.

MATERIALS

1. ALL MATERIALS SHALL COMPLY WITH OPSS, CSA, TSSA AND MUNICIPAL STANDARDS.
2. ALL ON-SITE MATERIAL SHALL BE PROPERLY STORED, SECURED, MONITORED AND COVERED AS REQUIRED.
3. ALL SPECIFIED AGGREGATES TO OPSS MUNI 1010.
4. RIP RAP TO OPSS MUNI 1004 05 05 ON FILTER FABRIC.
5. FILTER FABRIC TERRAFIX 270R OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
6. ALL FILL TO BE SELECT NATIVE MATERIAL OR IMPORTED SELECT SUBGRADE TO OPSS MUNI 1010. ALL BACKFILL TO BE PLACED IN MAXIMUM 200mm DEPTH AND COMPACTED TO AT LEAST 90% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD) UNLESS OTHERWISE NOTED.
7. CLEAR STONE COMPLETELY WRAPPED IN FILTER FABRIC MAY BE SUBSTITUTED FOR EMBEDMENT MATERIAL IF APPROVED BY THE ENGINEER. FILTER FABRIC TO BE TERRAFIX 270R OR APPROVED EQUAL.
8. 150mm DEPTH OF TOPSOIL, SEED AND MULCH TO OPSS MUNI 802 AND OPSS MUNI 804.
9. MATERIAL COMPACTION TO OPSS MUNI 501.
10. STYROFOAM INSULATION TO BE DOW HIGHLOAD 40 POLYSTYRENE INSULATION OR APPROVED EQUAL.

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