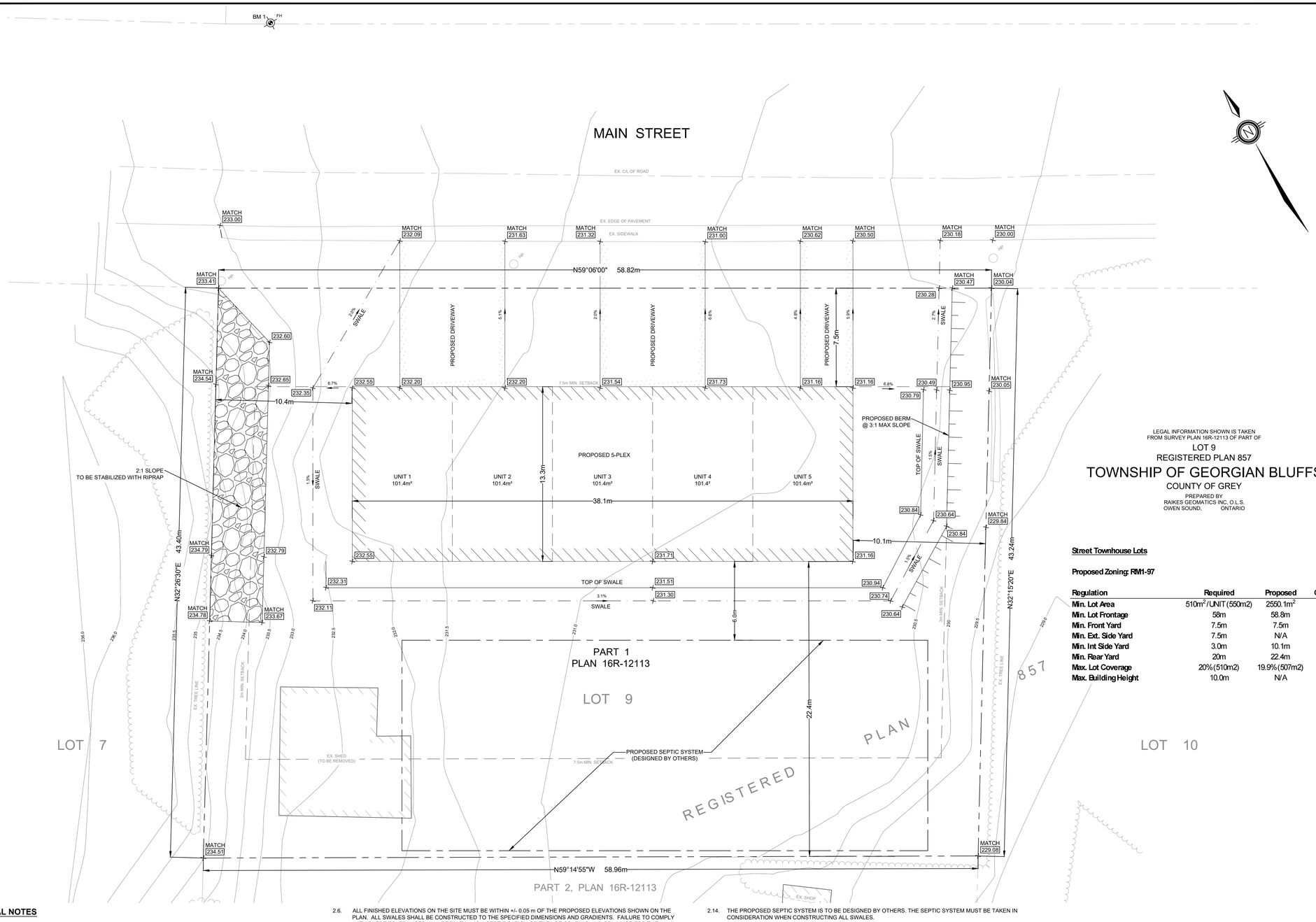


LEGEND

- EXISTING CENTRELINE
- SITE PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- ZONING SET BACK LIMITS
- EXISTING ELEVATION — 345.66
- IRON BAR/STANDARD IRON BAR
- PROPOSED ELEVATION — × 345.32
- PROPOSED ELEVATIONS TO MATCH EXISTING — MATCH × 345.32
- PROPOSED GRADIENT — 1.8%
- PROPOSED SWALE — 1.8% SWALE
- EXISTING HYDRO POLE — HP
- EXISTING HYDRO POLE LIGHT STANDARD — HPLS
- EXISTING LIGHT STANDARD — LS
- BELL PEDESTAL — BPED
- GUY WIRE
- BENCHMARK — BM
- CONIFEROUS TREE — 150mm
- DECIDUOUS TREE — 150mm
- SIGN
- PROPOSED MAN DOOR
- PROPOSED OVERHEAD DOOR

LEGAL INFORMATION SHOWN IS TAKEN FROM SURVEY PLAN 16R-12113 OF PART OF

LOT 9
REGISTERED PLAN 857

TOWNSHIP OF GEORGIAN BLUFFS

COUNTY OF GREY

PREPARED BY
RAIKES GEOMATICS INC, O.L.S.
OWEN SOUND, ONTARIO

Street Townhouse Lots

Proposed Zoning: RM1-97

Regulation	Required	Proposed	Complies
Min. Lot Area	510m²/UNIT (550m2)	2550.1m²	YES
Min. Lot Frontage	58m	58.8m	YES
Min. Front Yard	7.5m	7.5m	YES
Min. Ext. Side Yard	7.5m	N/A	N/A
Min. Int Side Yard	3.0m	10.1m	YES
Min. Rear Yard	20m	22.4m	YES
Max. Lot Coverage	20%(510m2)	19.9%(507m2)	YES
Max. Building Height	10.0m	N/A	YES

BENCHMARK #1 ELEV=233.65

BENCHMARK #1 IS TOP NUT OF HYDRANT ON THE NORTH SIDE OF MAIN STREET. NORTH OF THE NORTH WEST CORNER OF SUBJECT PROPERTY.

ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON GPS OBSERVATIONS USING THE CANNET VIRTUAL BASE STATION REFERENCE NETWORK. THE ELEVATIONS ARE BASED ON THE VERTICAL DATUM GEOID HT2_0.

PROPERTY LINES ARE APPROXIMATE, IN THE EVENT THAT THERE IS A DISPUTE OR DISCREPANCY IN THE LOCATION OF THE PROPERTY LINES, IT IS RECOMMENDED THAT THE OWNER RETAIN AN ONTARIO LAND SURVEYOR (OLS) TO PROVIDE CONFIRMATION.

CAUTION :

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, 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 DAMAGE TO THEM.

1. GENERAL NOTES

1.1. ALL WORK SHALL BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

1.2. ALL THE CONSTRUCTION WORK FOR THIS PROJECT SHALL COMPLY WITH THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.

1.3. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH ALL OTHER CONTRACTORS AND PREVENT CONSTRUCTION CONFLICTS.

2. LOT GRADING AND DRAINAGE NOTES

2.1. THE TOWNSHIP OF GEORGIAN BLUFFS, ALL APPROVAL AGENCIES AND THE ENGINEER MUST APPROVE ANY REVISIONS TO THIS PLAN.

2.2. MAXIMUM LOT COVERAGE AND ALL SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT MUNICIPAL BY-LAWS. IF NECESSARY, THE OWNER SHALL VERIFY THE LOCATION OF ANY SETBACKS ON-SITE WITH THE APPROPRIATE AGENCY OR MUNICIPAL REPRESENTATIVE.

2.3. THE CONSTRUCTION SHALL INCLUDE THE ESTABLISHING OF A PERMANENT VEGETATIVE COVER OVER ALL AREAS EXCEPT THE DRIVEWAYS, PARKING AREAS AND THE BUILDINGS. THIS COVER WILL FILTER THE RUNOFF AND REDUCE POTENTIAL SEDIMENTATION. THE VEGETATED AND LANDSCAPED AREAS ON EACH LOT AND THE GRASSED SWALES THAT CONDUCT SURFACE RUNOFF WILL ALSO ENHANCE WATER QUALITY BY MEANS OF VEGETATIVE FILTERING.

2.4. IT SHALL BE ASSUMED THAT THE GRADIENT BETWEEN SUCCESSIVE PROPOSED LOT ELEVATIONS SHOWN ON THE PLAN IS EITHER CONSTANT, OR AT THE GRADIENT SPECIFIED.

2.5. THE RECOMMENDED ELEVATION AROUND THE BUILDING ENVELOPE IS A "MINIMUM"; HOWEVER, THE ENGINEER MUST APPROVE ANY CHANGE TO THESE ELEVATIONS GREATER THAN 0.15 m.

2.6. ALL FINISHED ELEVATIONS ON THE SITE MUST BE WITHIN +/- 0.05 m OF THE PROPOSED ELEVATIONS SHOWN ON THE PLAN. ALL SWALES SHALL BE CONSTRUCTED TO THE SPECIFIED DIMENSIONS AND GRADIENTS. FAILURE TO COMPLY WITH THESE TOLERANCES WILL RESULT IN NON-CERTIFICATION OF THE LOT GRADING AND DRAINAGE FOR THE AFFECTED PROPERTY. THE DEVELOPER SHALL BE REQUIRED TO REGRADE ANY AREAS THAT DO NOT COMPLY WITH THE TOLERANCES AND WILL BE RESPONSIBLE FOR ANY RE-CERTIFICATION COSTS.

2.7. ALL PROPOSED LOT ELEVATIONS REPRESENT EITHER FINISHED ASPHALT, GRANULARS OR GROUND.

2.8. REGULAR INSPECTIONS, CLEANING, AND MAINTENANCE OF ANY SURFACE WATER INLETS, GRATES, CULVERTS AND GRASSED SWALES WILL BE REQUIRED TO ENSURE THAT ALL COMPONENTS CONTINUE TO FUNCTION PROPERLY.

2.9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD THERE BE ANY CONFLICTS OR DISCREPANCIES BETWEEN THE PLANS AND ON-SITE CONDITIONS PRIOR TO COMMENCING ANY WORK.

2.10. ALL IMPERVIOUS SURFACES SHALL BE GRADED TO ENSURE POSITIVE DRAINAGE AND GRADIENT AWAY FROM ANY BUILDINGS AND ALONG THE COURSE OF ANY WALKWAYS OR FROM ANY LARGER IMPERVIOUS AREAS INCLUDING NO PONDING OF WATER WITHIN THESE AREAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER OF ANY CONCERNS WITH THE PROPOSED ELEVATIONS AND GRADIENTS PRIOR TO PLACEMENT OF ANY GRANULARS, ASPHALT, PAVING STONE OR CONCRETE TO ALLOW FOR A THOROUGH ON-SITE REVIEW AND ADJUSTMENT (IF ANY). ANY PONDING ON IMPERVIOUS SURFACES SHALL BE DEEMED A DEFICIENT ITEM; THE AFFECTED SURFACE SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AND AT THE CONTRACTOR'S EXPENSE; THE EXTENT OF THE AREA TO BE REMOVED AND REPLACED SHALL BE AS DETERMINED BY THE OWNER OR THE ENGINEER.

2.11. RECOMMENDED MINIMUM SEPARATION BETWEEN FINISHED GROUND AROUND THE BUILDING ENVELOPE AND THE TOP OF THE FOUNDATION WALL IS 200 MILLIMETERS. THE ACTUAL MINIMUM AS PER SECTION 9.15.4.3 (1) O.B.C. IS 150 MILLIMETERS OR 200 MILLIMETERS AS PER SECTION 9.27.2.2 (1) O.B.C.

2.12. THE EXISTING "STATIC" GROUND WATER ELEVATION WAS NOT ESTABLISHED AS PART OF THE SCOPE OF WORK COMPLETE BY CLEARWATER SHORES INC. IT IS STRONGLY RECOMMENDED THAT THE OWNER/DEVELOPER SHOULD LOCATE THE STATIC WATER TABLE PRIOR TO ANY CONSTRUCTION AND VERIFY THAT THE PROPOSED CONSTRUCTION IS NOT AFFECTED BY IT.

2.13. FOOTINGS WITHIN GROUNDWATER SHALL BE 2 TIMES STANDARD WIDTH AS PER O.B.C. SECTION 9.15.3.4.

2.14. THE PROPOSED SEPTIC SYSTEM IS TO BE DESIGNED BY OTHERS. THE SEPTIC SYSTEM MUST BE TAKEN IN CONSIDERATION WHEN CONSTRUCTING ALL SWALES.

2.15. THE OWNER/BUILDER/APPLICANT MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM THE MUNICIPALITY PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.

2.16. ALL DOWNSPOUTS, SUMP PUMPS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ON TO A SPLASH PAD OR APPROVED EQUIVALENT.

2.17. ALL DISTURBED AREAS ARE TO BE RESTORED WITH SOD OVER A MINIMUM OF 100mm OF TOPSOIL OR APPROVED ALTERNATIVE GROUND COVER.

2.18. INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION. TO ENSURE THAT DRAINAGE DOES TO ADVERSELY AFFECT THE NEIGHBORING PROPERTIES, ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A POSITIVE OUTLET.

2.19. ALL TOPSOIL SHALL BE STRIPPED (APPROX. 0.30 METERS) AND STOCKPILED

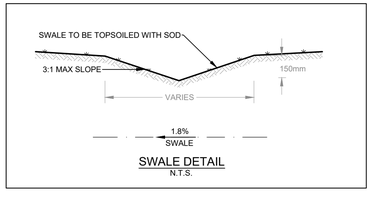
2.20. EXCAVATED MATERIAL SHALL BE PLACED IN AN APPROVED FILL AREA AS DIRECTED BY THE ENGINEER OR OWNER.

2.21. ALL SURVEY MONUMENTS SHALL BE LEFT INTACT. WHERE EXCAVATION IS REQUIRED ADJACENT TO MONUMENTS, CARE SHALL BE TAKEN TO ENSURE THEY ARE NOT DISTURBED.

2.22. SWALES TO BE LOCATED AS SHOWN ON THIS PLAN.

3. EROSION AND SEDIMENT CONTROL NOTES

3.1. DURING THE GRADING AND CONSTRUCTION OF THIS DEVELOPMENT, SILT FENCING OR OTHER EROSION/SEDIMENT CONTROL MEASURES, AS DEEMED NECESSARY, SHALL BE EMPLOYED AND INSTALLED ALONG THE BOUNDARIES OF EACH LOT (OR PARCEL) TO CONTROL AND PREVENT SEDIMENT TRANSPORT. ALL EROSION/SEDIMENT CONTROLS SHOULD BE REGULARLY INSPECTED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHOULD NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE, A PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED.



SWALE DETAIL
N.T.S.

SCALE
1:150
0 3.0 6.0 9.0m

DATE	DESCRIPTION
12/12/24	ISSUED FOR CLIENT REVIEW
02/10/26	ISSUED FOR CLIENT REVIEW
02/18/26	ISSUED FOR ZONING AMENDMENT

REVISION / ISSUE

Seal not valid unless signed and dated

CLEARWATER SHORES
ALLENFORD, ONTARIO
EMAIL: KWELSH@CLEARWATERSHORES.CA
PHONE: 1-519-270-2837

Title:
MAIN STREET DEVELOPMENT
CONCEPTUAL
SITE / LOT GRADING PLAN

Client: MATT BROWN

Design: MJN
Drawn: MJN
Checked: MH
Date: FEB. 2026
Scale: 1:150
DRAWING No. C100

PROJECT No. 24075.000

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