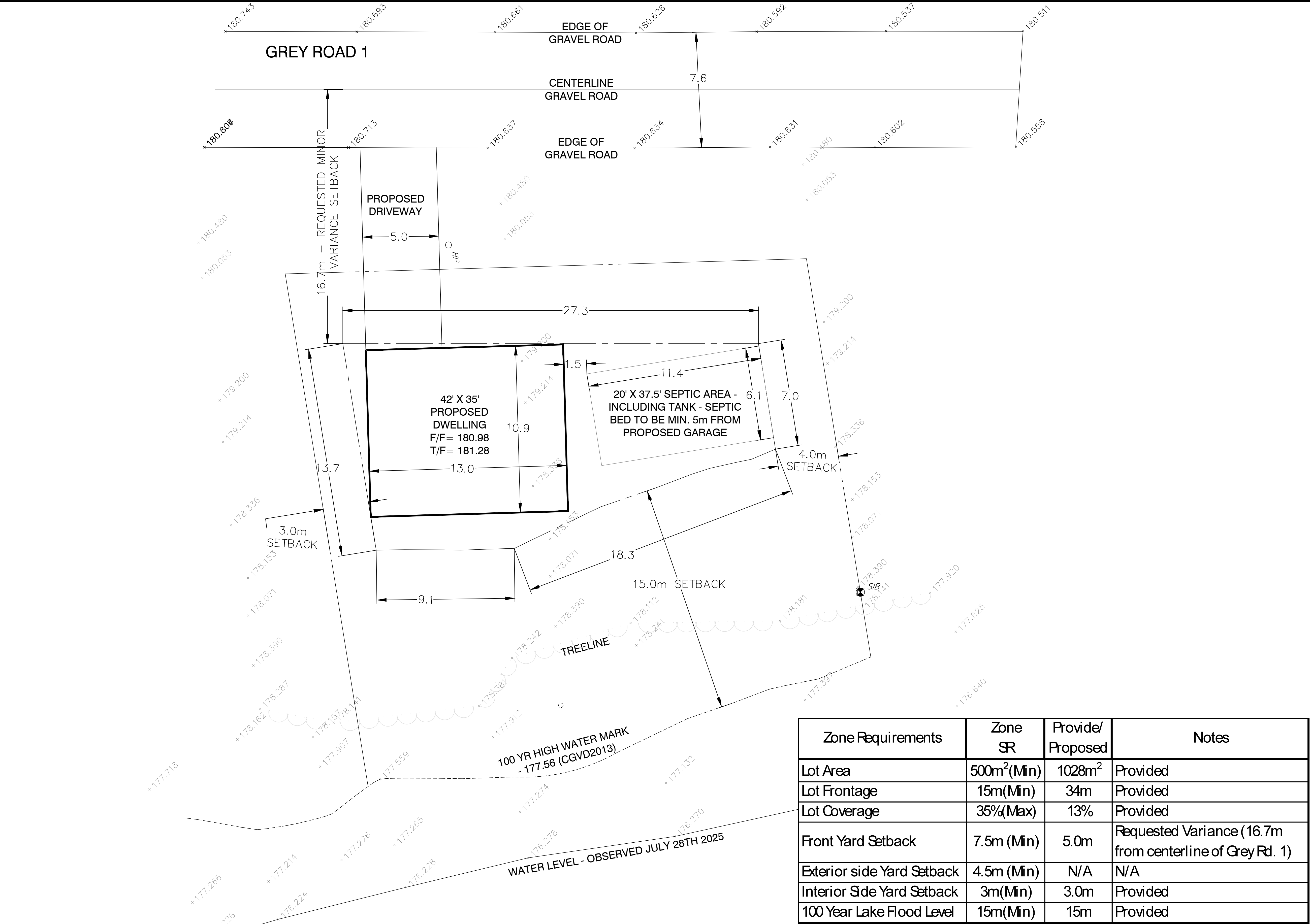
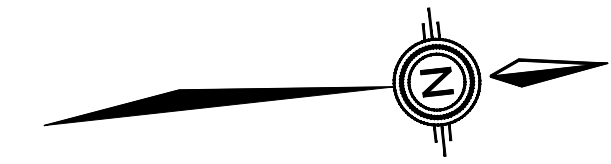




C:\Users\j\OneDrive\Desktop\j\proposed garage\dwg - 2025-09-04 - final.dwg
ARCH full bleed D (36.00 x 24.00 inches)

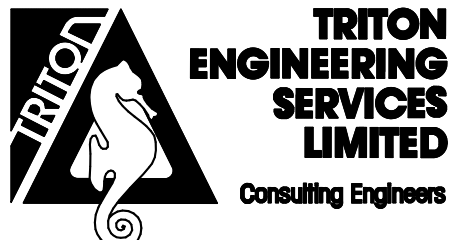


LEGEND:

- PROPOSED ELEVATION $\otimes$ 177.00
- MATCH EXISTING ELEVATION $\oplus$ 177.00
- SURVEY ELEVATION $\times$ 177.00
- SLOPE LINE 1.0%
- SWALE 1.0%
- PROPERTY LINE - - -
- BUILDING ENVELOPE - - -
- PROPOSED WELL $\odot$
- FINISHED GARAGE FLOOR F/F
- TOP OF FOUNDATION T/F
- BENCHMARK $\otimes$

- SEDIMENT & EROSION CONTROL NOTES:
- PRIOR TO SITE CONSTRUCTION THE CONTRACTOR SHALL ENSURE THAT SILTATION CONTROL MEASURES HAVE BEEN CONSTRUCTED AND INSTALLED TO THE SATISFACTION OF THE TOWNSHIP AND COUNTY.
 - DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING GREY ROAD 1 IS CLEANED OF ALL MUD FROM VEHICULAR TRACKING ETC. TO AND FROM THE CONSTRUCTION SITE TO THE SATISFACTION OF THE TOWNSHIP AND COUNTY.
 - EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM MANHOLES, CATCH BASINS, DITCHES, SWALES AND WATERCOURSES. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES.
 - 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.
- GENERAL NOTES:
- SOUTH SIDE YARD SETBACK IS 3.0m, NORTH SIDE YARD SETBACK IS 4.0m AND THE SETBACK FROM EAST PROPERTY LINE TO BE 15m FROM THE 100YR STORM WATER ELEVATION SHOWN ON THE PLAN AS PER THE TOWNSHIP ZONING BY-LAW
 - FRONT YARD SETBACK TO BE ADJUSTED FROM 7.5m FROM PROPERTY LINE TO 16.7m FROM THE CENTERLINE GREY ROAD 1 AS PER DIRECTION FROM THE TOWNSHIP OF GEORGIAN BLUFFS.
 - FOUNDATION TO BE PINNED PRIOR TO CONSTRUCTION C/W PROPERTY BOUNDARIES TO BE COMPLETED BY AN OLS.
 - TOPOGRAPHICAL SURVEY COMPLETED JULY 28TH, 2025. BY TRITON ENGINEERING. SURVEY COMPLETED IN CGVD2013 DATUM.
 - LEGAL SURVEY INFORMATION PROVIDED BY OWNER. PERIMETER SURVEY COMPLETED BY HEWITT AND MILNE LAND SURVEYORS.

BM=01 Elev. 178.427
TOP OF SIB IN NE CORNER OF THE LOT



SCALE:
H: 1:125 H: 1:250
(36'x24') (17'x11')
UNLESS OTHERWISE SHOWN

DRAWING NUMBER **01**

1	SEP. 2025	ISSUED FOR MINOR VARIANCE APPLICATION	J.P.Z.	
No	DATE	REVISION	INITIAL	

GREG & ARLENE MEYER
PROPOSED GARAGE
LOT ROLL 42-03-620-007-23110-000 GEORGIAN
RANGE PT LOT 8RP 1R64335 PART 2 & 3 IRREG
TOWNSHIP OF KEPPEL, GREY COUNTY

GREG MEYER
229 Cheltonwood Cres.
Waterloo, ON N2V 1X4

LOT GRADING/
SERVICING SKETCH

PROJECT No	
DESIGNED BY:	J.P.Z.
CHECKED BY:	P.F.Z.
APPROVED BY:	J.P.Z.
DATE: SEPTEMBER 2025	