

CONSTRUCTION BENCHMARK:  
TOP OF SIB ON SOUTHEAST CORNER OF PROPERTY  
ELEVATION = 210.7m

ALL DIMENSIONS ARE SHOWN IN METRES UNLESS  
OTHERSIDE INDICED. TO CONVERT TO FEET, DIVIDE BY  
.3048.

CAUTION: UNDERGROUND SERVICES ARE NOT LOCATED  
AND MUST BE VERIFIED ON-SITE PRIOR TO EXCAVATION.

GRADING OF SITE TO BE CHECKED AND CERTIFIED BY  
ENGINEER PRIOR TO PLACEMENT OF TOPSOIL AND  
SODDING/SEEDING.

BUILDING INFORMATION FIRST FLOOR ELEVATION = 212.11  
GARAGE FLOOR ELEVATION = 211.91  
FOUNDATION SLAB ON GRADE BY OTHERS.  
LOT COVERAGE=2.4%

BUILDING FOOTPRINT BASED ON DRAWING SUPPLIED  
TO WSP FROM THE OWNERS

**LEGEND**

← PROPOSED DRAINAGE FLOW DIRECTION  
2.0% PROPOSED GRADING

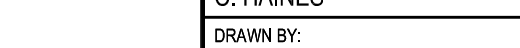
— EXISTING ELEVATION  
— PROPOSED ELEVATION  
1R NUMBER OF RISERS

--- PROPERTY LINE  
--- PROPOSED SWALE  
--- PROPOSED BUILDING ENVELOPE

**TYPICAL SWALE DETAIL**

- NOTES:
1. FINISH FLOOR ELEVATIONS ARE CALCULATED TO INSURE PROPER DRAINAGE FROM THE PROPOSED BUILDING AND LOT.
  2. GRADING PLANS ARE ALSO CALCULATED WITH THE USE OF BUILDING FLOOR PLANS SUPPLIED BY THE OWNER AND/OR BUILDER.
  3. SHOULD ANY ADJUSTMENTS BE REQUIRED TO THIS PLAN DUE TO UNFORESEEN CONDITIONS, THE OWNER AND/OR BUILDER MUST CONTACT THE UNDERSIGNED ENGINEER BEFORE PROCEEDING WITH ANY ADJUSTMENTS, WITH FAILING TO DO SO, WSP RESERVES THE RIGHT NOT TO CERTIFY THIS BUILDING LOT.
  4. WSP ASSUMES NO RESPONSIBILITY FOR BASEMENT CONDITIONS DUE TO GROUNDWATER. IT'S THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR BUILDER TO LOCATE THE ELEVATIONS OF THE WATER TABLE TO AVOID ANY UNNECESSARY WATER PROBLEMS.
  5. THE OWNER AND/OR BUILDER IS RESPONSIBLE TO CONTACT THE UNDERSIGNED ENGINEER TO ENSURE ADEQUATE MEASURES ARE TAKEN IF ANY GROUNDWATER IS LOCATED DURING FOUNDATION EXCAVATION.
  6. THE OWNER AND/OR BUILDER IS TO PROVIDE WATER TIGHT WINDOW WELL GUARDS FOR ANY OPENINGS IN THE FOUNDATION BELOW FINISHED GRADE. WINDOW WELLS ARE TO BE DRAINED TO FOUNDATION FOOTING DRAINS.
  7. ANY FOUNDATION DRAIN SUMP PUMP(S) SHALL BE PROVIDED WITH GUARANTEED CLEAR DISCHARGE OUTLET ON THE DESIGNED PROPERTY AWAY FROM THE BUILDING.
  8. THE OWNER AND/OR BUILDER IS TO ASSUME ALL LIABILITIES FOR ANY FAILURE OF FOUNDATION DRAINS AND/OR SUMP PUMP SYSTEM FAILURE.
  9. THE OWNER AND/OR BUILDER MUST NOTIFY WSP ONCE LOT GRADING HAS BEEN COMPLETED AND TOPSOIL HAS BEEN PLACED. THE CERTIFICATION REVIEW MUST BE COMPLETED PRIOR TO PLACING OF ANY SOD/SEED, FLOWER BEDS, AND ANY OTHER LANDSCAPING.

ZONED R/U	REQUIRED YARDS (MINIMUM)
FRONT YARD	10m
EXTERIOR SIDE YARD	15m
REAR YARD	10m
INTERIOR SIDE YARD	10m

KEY PLAN:	<div>DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED. CAUTION: 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 DAMAGE TO THEM.</div>	COPYRIGHT:	ISSUED FOR - REVISION:			SEAL:	CLIENT:	PROJECT:	ORIGINAL SCALE:	TITLE:	DESIGNED BY:				
							<div>ELI VERMILYEA AND AMANDA OLDER</div>	<div>LOT 3 COUNTY ROAD 17 GEORGIAN BLUFFS LOT GRADING AND SITE PLAN</div>	<div>  101-1450 1st AVENUE W OWEN SOUND (ONTARIO) CANADA N4K 6W2 TEL: 519-376-7612   FAX: 519-376-8008   WWW.WSP.COM</div>	1:250	<div>LOTS 3 COUNTY ROAD 17 LOT GRADING AND SITE PLAN</div>	C. HAINES			
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