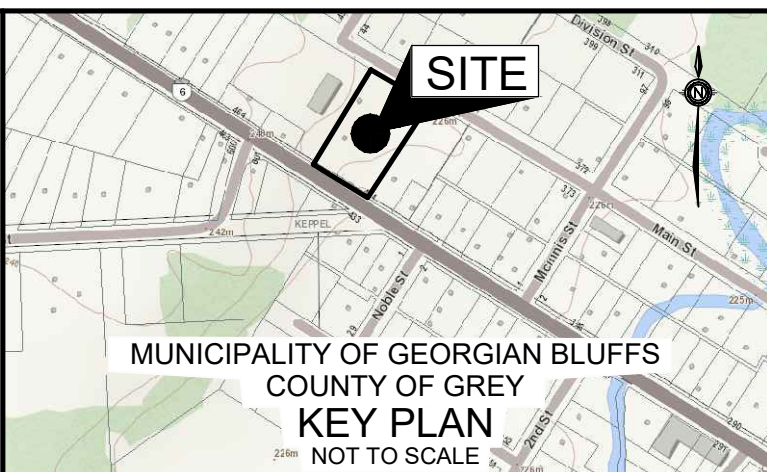
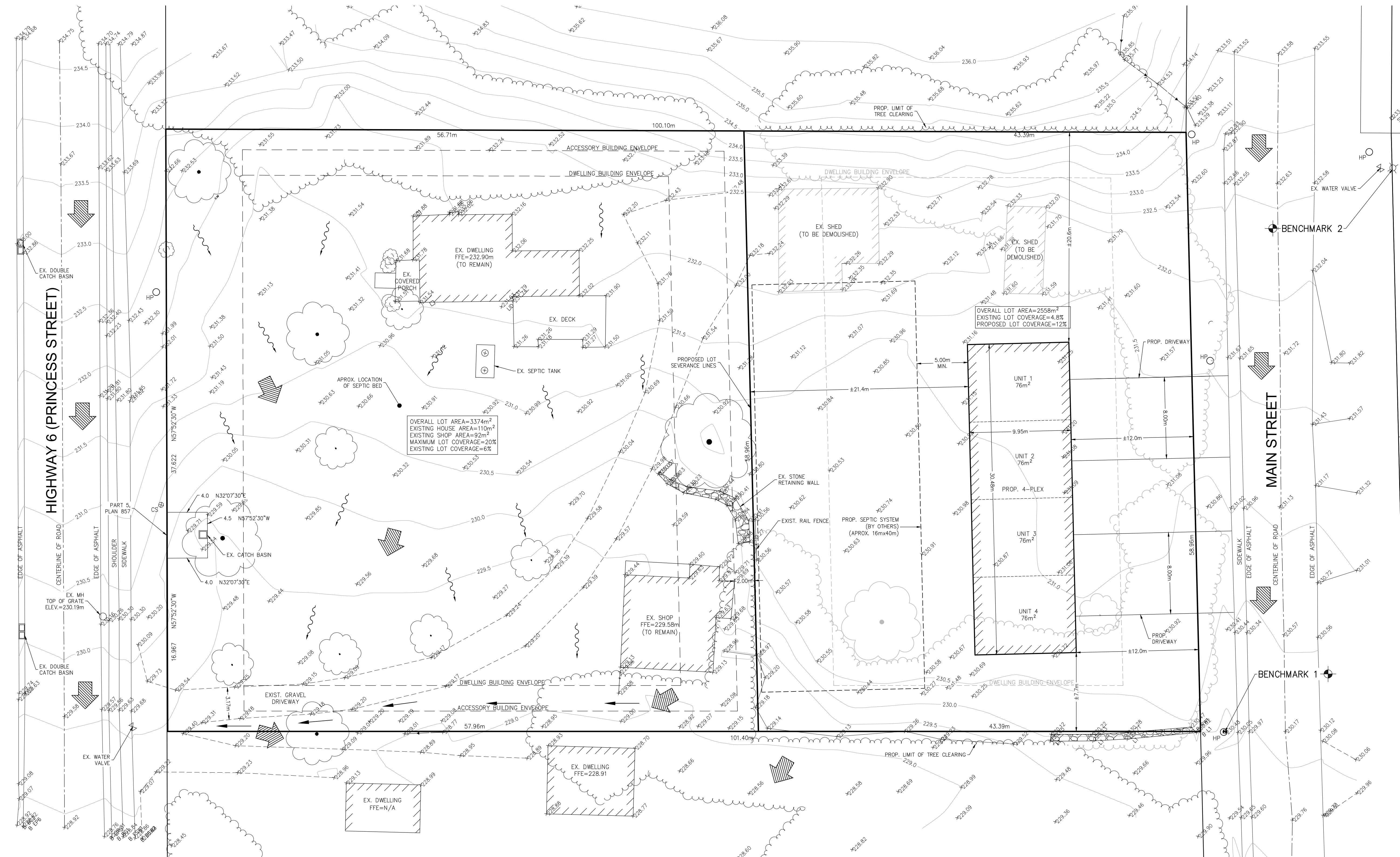


1. DRAWINGS ARE NOT TO BE SCALED
2. ALL MEASUREMENTS AND ELEVATIONS ARE IN METERS UNLESS NOTED OTHERWISE.
3. GEOTECHNICAL INFORMATION PROVIDED BY GM BLUE PLAN ENGINEERING LTD. DATED _____, SEE REPORT FOR FURTHER DETAIL.
4. HOUSE DRAWINGS (REV-B) PROVIDED _____, 2022 BY _____ WHICH MAY NOT BE COMPLETE OR FINAL.
5. LOCATION AND ELEVATION OF EXISTING SERVICES ARE APPROXIMATE ONLY. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION.
6. ALL UTILITY LOCATED ARE THE RESPONSIBILITY OF THE CONTRACTOR. LOCATE INFORMATION SHALL BE KEPT UP-TO-DATE THROUGHOUT THE DURATION OF CONSTRUCTION AND BE MADE AVAILABLE ON-SITE WHEN REQUESTED BY ALL REGULATING AUTHORITIES
7. THE BUILDER IS RESPONSIBLE TO VERIFY THE LAYOUTS AND ELEVATIONS AGAINST THE ARCHITECTURAL PLAN PRIOR TO CONSTRUCTION.
8. DRIVEWAYS TO BE LOCATED MINIMUM OF 1.5m From ANY UTILITY STANDARD.
9. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY THE SUITABILITY OF THE FOUNDING SOILS.
10. THE DIMENSIONS FROM THE LOT LINES TO THE STRUCTURES ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION PURPOSES TO ASSIST WITH GRADING.

R1 ZONING PROVISIONS 12.2		
PROVISIONS	REQUIRED	PROPOSED
MINIMUM LOT AREA	1500m ²	N/A
MAXIMUM LOT FRONTAGE	30.0m	N/A
MINIMUM FRONT YARD	7.5m	N/A
MINIMUM EXTERIOR SIDE YARD	6.0m	N/A
MINIMUM SIDE YARD	4.5m	N/A
MINIMUM REAR YARD	7.5m	N/A
MAXIMUM BUILDING HEIGHT	10.0m	N/A
MINIMUM ACCESSORY SIDE YARD	2.0m	N/A
MINIMUM ACCESSORY REAR YARD	2.0m	N/A
MAXIMUM LOT COVERAGE	20%	N/A

THIS IS NOT A LEGAL PLAN. LEGAL BOUNDARY INFORMATION BASED ON REGISTERED PLAN 857 & 16R-2623, WHICH MAY NOT BE COMPLETE OR FINAL. CONTRACTOR TO REFER TO ORIGINAL PLAN TO VERIFY ALL INFORMATION.

ALL BUILDINGS, STRUCTURES AND UNDERGROUND INSTALLATIONS (HYDRO, GAS, SEWAGE SYSTEM, ETC.) COMPONENTS ARE TO BE PINNED & VERIFIED BY AND ONTARIO LAND SURVEYOR (OLS) PRIOR TO CONSTRUCTION TO ENSURE ALL REQUIRED SETBACKS ARE MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS, ZONING BY-LAWS AND THE ONTARIO BUILDING CODE (OBC 2012).



<u>OWNER:</u> MATT BROWN	<u>CONTRACTOR:</u> N/A
---------------------------------	-------------------------------

THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERECTED 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:

EXISTING CONDITIONS ELEVATION	
MATCH EXISTING GRADE ELEVATION	
PROPOSED ELEVATION	
PROPOSED SURFACE DRAINAGE	
SWALE DRAINAGE	
EXISTING SURFACE DRAINAGE	
PROPOSED BUILDING ACCESS	
DOWN SPOUT/ DIRECTION	
EXISTING OVERLAND FLOW	

LOT CALCULATIONS

OVERALL LOT AREA	2558m ²
AREA OF HOUSE FOOTPRINT	0 m ²
PORCH AREA	0 m ²
DECK AREA	0 m ²
LOT COVERAGE IN PERCENTAGE	0 %

#1 BENCHMARK ELEV. - 230.48m

NAIL IN HYDRO POLE ON NORTH EAST CORNER
OF LOT 9 ALONG PRINCESS STREET (AS SHOWN)

#2 BENCHMARK ELEV. -233.63m

TOP OF NUT OF HYDRANT ALONG NORTH
CORNER OF LOT 9 (AS SHOWN)

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 ANY DAMAGE TO THEM.

PRELIMINARY

LOT GRADING ONLY

2 1	09/25/2023 05/25/2023	ISSUED FOR DISCUSSION ISSUED FOR REVIEW	D.D.H. D.D.H.
NO.	DATE	REVISION DESCRIPTION	CHKD



GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
1260 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
TEL. 519-376-1805 www.gmbblueplan.ca

223084
SITE PLAN
Lot 9, Registered Plan 857
Municipality of Georgian Bluffs
440 Princess St., Shallow Lake

DRAWN BY : T.W.	APPROVED BY : D.D.H.	PROJECT NO. : 223084	DRAWING NO. : SP
DESIGNED BY : D.D.H.	DATE : May 05, 2023	SCALE : 1:200	

FILE:W:\OwenSound\Owen Sound\223-2023\223084 Conceptual Site Plan & D-5-4 Study - 440 Princess St., Shallow Lake/Drawings\F or Internal Use\223084 - 440 Princess St - SP (Sept 19) - TW.dwg LAYOUT:Layout1
 GET SAVED BY:Tuesdays 9/26/2023 8:31:55 AM
 COTTERED BY:Tuesdays 9/26/2023 8:34:55 AM