

NOTE: THERE ARE NO WELLS WITHIN 30.0 METRES OF REAR BOUNDARY

**LEGEND**

- PEDESTAL
- HYDRO TRANSFORMER
- LIGHT STANDARD
- PROPOSED ELEVATION 394.02
- ORIGINAL ELEVATION 391.33
- PROP ELEV TO MATCH ORIGINAL ELEVATION 394.50
- SURFACE DRAINAGE
- SWALE DRAINAGE 5.0%
- ENTRY LOCATION/RISERS
- DOWN SPOUTS/SPLASH PAD
- SUMP PUMP
- BENCHMARK
- TEST PIT

**GENERAL NOTES**

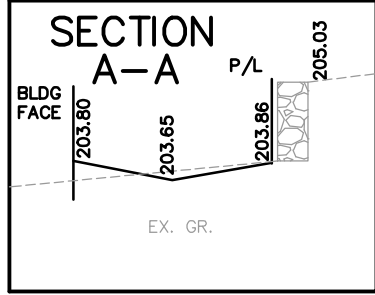
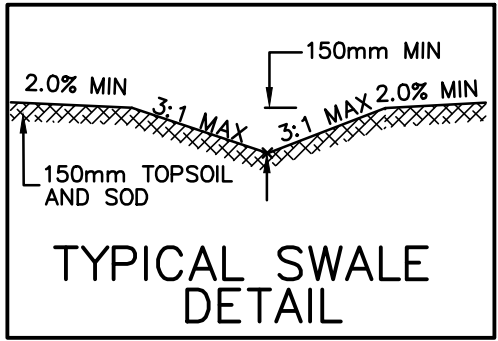
1. ALL DIMENSIONS AND ELEVATIONS ARE IN METERS UNLESS OTHERWISE NOTES;
2. DRAWINGS ARE NOT TO BE SCALED;
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK;
4. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWNSHIP OF ORO-MEDONTE STANDARDS AND OPS STANDARDS. WHERE CONFLICT OCCURS, TOWNSHIP STANDARDS GOVERN;
5. THE BENCHMARK ELEVATION HAS BEEN PROVIDED BY RAIKES GEOMETRICS;
6. LEGAL AND TOPOGRAPHIC SURVEY PROVIDED BY RAIKES GEOMETRIC DEC 27, 2020;
7. MER-TECH INC. ASSUMES NO RESPONSIBILITY FOR THE LEGAL OR TOPOGRAPHIC INFORMATION;
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK;
9. ALL PROPERTY BARS SHALL BE PRESERVED AND REPLACED BY A CERTIFIED OLS AT THE CONTRACTORS EXPENSE IF DISTURBED DURING CONSTRUCTION;
10. CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO VERIFY SEASONAL HIGH GROUNDWATER AND/OR BEDROCK ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION AND ADJUST THE PROPOSED ELEVATIONS ACCORDINGLY;
11. THE CONTRACTOR/OWNER SHALL NOTIFY THE ARCHITECT AND ENGINEER SHOULD ELEVATION ADJUSTMENTS BE REQUIRED;
12. LOCATION AND ELEVATIONS OF EXISTING SERVICES ARE APPROXIMATE ONLY. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION.
13. ALL DISTURBED AREAS TO BE REINSTATED TO PREVIOUS CONDITION OR BETTER;
14. DISTURBED AREAS TO BE REINSTATED WITH 150 mm TOPSOIL AND SOD IN ACCORDANCE OPSS 802;
15. ALL ON-SITE MATERIAL SHALL BE PROPERLY STORED, SECURED, MONITORED AND COVERED AS REQUIRED;
16. ALL MATERIALS TO COMPLY WITH CSA, OPSS AND TOWNSHIP STANDARDS;
17. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED;
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MUD AND DUST CONTROL;
19. SILTATION CONTROL FENCE IN ACCORDANCE TO OPSS 219.131 OR TOWN STANDARDS.

**BENCHMARK**  
SITE BENCHMARK IS THE TOP OF BENCH TIE IN U.P. HAVING AN ELEVATION OF 205.49

SITE BENCHMARK  
TOP OF BENCH TIE IN U.P.  
ELEVATION = 205.49

**ZONING**  
R1 (RESIDENTIAL)

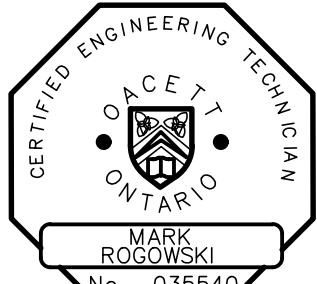
| LOT NUMBER      | REQ.  | PROV. |
|-----------------|-------|-------|
| 34-35           |       |       |
| LOT AREA (ha)   | 0.20  | 0.21  |
| LOT FRONTAGE    | 30.00 | 45.72 |
| FRONT YARD BLDG | 7.50  | 9.75  |
| SIDE YARD INT   | 2.50  | 8.71  |
| SIDE YARD EXT   | 4.50  | N/A   |
| REAR YARD BLDG  | 7.50  | 25.21 |
| BLDG HEIGHT     | 11.00 | 4.95  |
| MIN GFA         | 90.00 | 113.0 |



**STRUCTURE**

|                   |        |
|-------------------|--------|
| MUNICIPAL ADDRESS | 67-71  |
| FINISHED FLOOR    | 205.88 |
| TOP FND WALL      | 205.57 |
| BASEMENT SLAB     | 203.10 |
| U/FTG             | 202.93 |

REV 2: CLIENTS COMMENTS JUN 8, 22  
REV 1: TOWN COMMENTS MAY 5, 2022



MARK ROGOWSKI  
No. 035540  
JUNE 8, 2022

**MER-TECH**  
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BARRIE ON. L4N 1T9  
mertech@outlook.com  
705 715 8338

69-71 POLISH AVE  
LOT 34, 35  
REGISTERED PLAN 1712  
TOWN OF PENETANGUISHENE

**GRADING PLAN**  
SCALE: 1:250  
DATE: FEB 2022  
DRAWN: ASR  
DESIGNED: MER  
DWG. NO. GR-1