

LOT 114 AND ALL OF LOTS 115,116,117,118,119,120 AND PART OF OXFORD STREET AND PART OF CAMBRIDGE STREET AND ALL OF CHURCH LOT (WEST SIDE OF FOX STREET) AND PART OF WATER LOTS IN FRONT OF LOTS 114,115,116,117,118, 119,120 AND OXFORD STREET, CAMBRIDGE STREET AND CHURCH LOT REGISTERED PLAN 70 AND PART OF THE BED OF PENETANGUISHENE BAY OF GEORGIAN BAY TOWN OF PENETANGUISHENE

## General Notes:

178.00INV

- 1. All dimensions on this drawing are shown in metric, unless noted otherwise.
- 2. This drawing has been prepared by Maple Leaf Marinas. Any unauthorized use is prohibited.
- 3. Property boundary information is based on the references noted on the drawing.
- 4. Utility locates are to be obtained by the contractor prior to the start of any construction.
- 5. All elevations are based on the benchmark noted on the drawing.
- 6. The contractor shall verify all existing and proposed dimensions and notify all parties of any discrepancies.
- 7. Only the accepted for construction drawings shall be used by the contractor for construction.
- 8. It is understood and acknowledged by the contractor that this drawing is to be included along with all other relevant documents related to the project.

Drawing Title:

SITE GRADING PLAN IOT 1

180.88INV

×181.41

Project:

181.50

(WEEPING TILE INV=177.91 Min.)

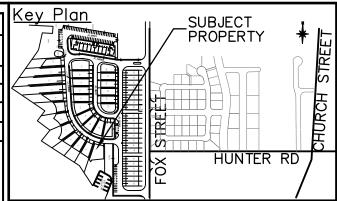
GW = 177.61

179.02/NV

479.43

2.0%

CHAMPI AIN SHORES (200 FOX STREET)



<u>Legend</u> <sub>×</sub>179.74

R3-ZONE EXCEPTIONS

REQUIRED | PROVIDED

1,627.3m<sup>2</sup>

18.01m

22.7%

11.2m

1.30m

C

1 × 10 3 €

N/A

N/A 27.57m

(R3–16)

360m<sup>2</sup>

12.0m

4.0m

6.0m

20.5m

1.2m

3.0m

40% (MAX.)

**EXISTING ELEVATION** EXISTING CONTOUR(0.5m INTERVAL)

J180.44 J180.10INV 180.10SD

PROPOSED GROUND ELEVATION PROPOSED SWALE INV ELEVATION PROPOSED SUBDRAIN INVERT

PROPOSED DRAINAGE DIRECTION (MIN. 2.0% SLOPE) 2.5%

PROPOSED DRAINAGE DIRECTION

AND SLOPE

PROPOSED FINISHED FFE FLOOR ELEVATION

T/FDN TOP OF FOUNDATION ELEVATON U/SFTG UNDERSIDE OF FOOTING ELEVATION

**DOWNSPOUT** 

PROPOSED ENTRANCE LOT LINE SWALE (REFER TO DETAIL)

PROPOSED TRANSFORMER PROPOSED WATER SERVICE

₩ S PROPOSED SANITARY SERVICE PROPOSED TACTILE PLATES

## <u>Notes</u>

DS

1. THE LOCATION OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL OBTAIN UTILITY LOCATES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.

2. THE PROPERTY BOUNDARY IS BASED ON THE PLAN OF SURVEY PREPARED BY RODNEY G. REYNOLDS, OLS (DATED FEBRUARY,

3. EXISTING ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY COMPLETED BY DEMTECH MARCH, 2018).

No.	Issue / Revision	Date	
1	First Submission	AUG 27, 2025	

## Benchmark

Elevation=180.16

Town of Penetanguishene benchmark, top of SIB and Cap located in the ecology garden at the northwest corner of Fox Street and Beck Boulevard.



Maple Leaf Marinas 3282 Ogden's Beach Road Midland, ON L4R 4K6

Drawn: LW	Reviewed: DW	Drawing:	
Date: AUG 26, 2025	Scale: 1: 250		