

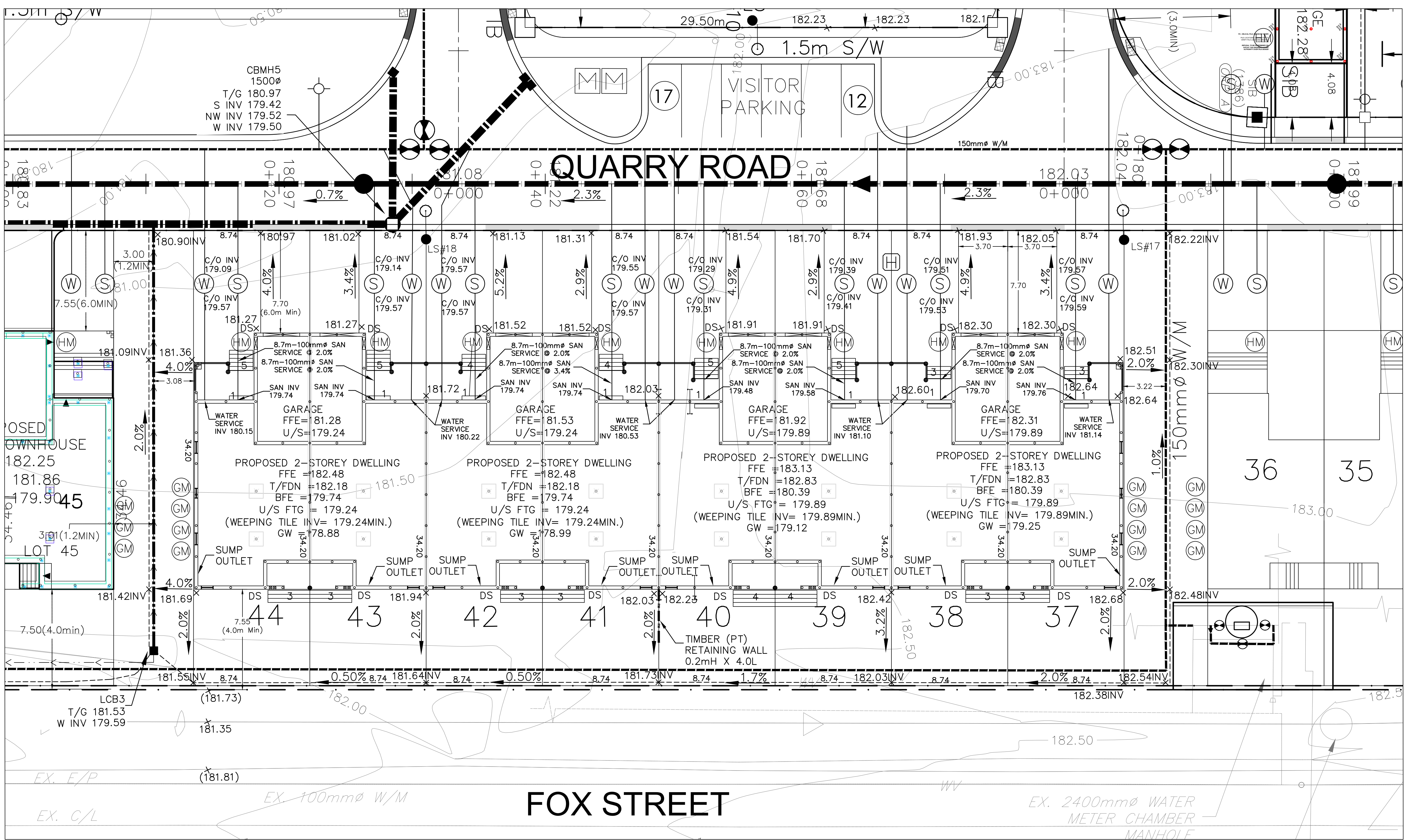
Key Plan:

Legend:

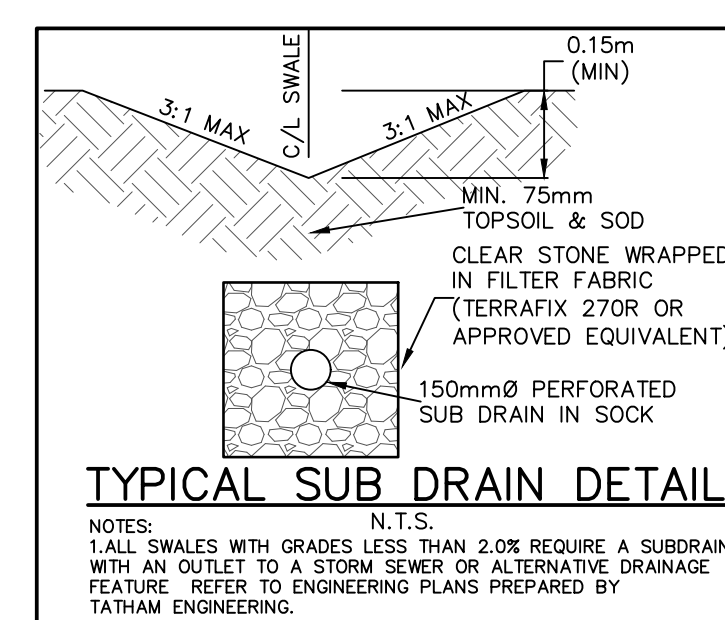
- EXISTING ELEVATION
- EXISTING CONTOUR (0.5m INTERVAL)
- PROPOSED GROUND ELEVATION
- PROPOSED SWALE INV ELEVATION
- PROPOSED SUBRAIN INVERT
- PROPOSED DRAINAGE DIRECTION (MIN. 2.0% SLOPE)
- PROPOSED DRAINAGE DIRECTION AND SLOPE
- 2.5% PROPOSED FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- U/S/FTG UNDERSIDE OF FOOTING ELEVATION
- DS DOWNSPOUT
- PROPOSED ENTRANCE
- LOT LINE SWALE (REFER TO DETAIL)
- PROPOSED TRANSFORMER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED TACTILE PLATES

Notes:

- 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.
- THE PROPERTY BOUNDARY IS BASED ON THE PLAN OF SURVEY PREPARED BY RODNEY G. REYNOLDS, OLS (DATED FEBRUARY, 2019).
- EXISTING ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY COMPLETED BY DEMTECH NOTES.



- GRADING / DRAINAGE NOTES:**
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL OR PUBLIC RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER/APPLICANT SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY APPLICABLE ENVIRONMENTAL AGENCY.
 - ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A POSITIVE OUTLET.
 - ALL DOWNSPOUTS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ON TO A SPLASH PAD OR APPROVED EQUIVALENT.
 - THE OWNER/BUILDER/APPLICANT IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVING LOCATES PRIOR TO ANY WORKS.
 - THE LOT GRADING/DRAINAGE PLAN HAS BEEN DESIGNED/COMPLETED SUCH THAT MUNICIPAL, COUNTY AND PROVINCIAL LANDS ADJACENT TO OR IN THE VICINITY OF THIS LOT ARE NOT AFFECTED.
 - A COPY OF THE "ACCEPTED FOR CONSTRUCTION" LOT GRADING/DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
 - THIS LOT GRADING/DRAINAGE PLAN IS IN CONFORMANCE WITH THE OVERALL LOT GRADING PLAN FOR THIS SUBDIVISION.
 - THIS LOT GRADING/DRAINAGE PLAN HAS BEEN DESIGNED/ COMPLETED TO PREVENT DRAINAGE TOWARD THE BUILDING AFTER SETTLING.
 - THE BUILDING ELEVATIONS HAVE BEEN SET SUCH THAT THERE IS NO RISK OF HYDROSTATIC PRESSURE AFFECTING THE BUILDING.
 - POST CONSTRUCTION AND UPON COMPLETION OF THE LOT GRADING AS PER THE APPROVED LOT GRADING PLAN, THE OWNER IS RESPONSIBLE TO REPAIR ANY SETTLEMENTS IN ORDER TO MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL TIMES.
 - POST CONSTRUCTION AND UPON COMPLETION OF THE LOT GRADING AS PER THE APPROVED LOT GRADING PLAN, THE OWNER IS RESPONSIBLE TO MAINTAIN ALL DOWNSPOUTS AND TO ENSURE THAT NO SUBSEQUENT MODIFICATIONS TO THE GRADING OF THE LOT ARE MADE WHICH WILL ADVERSELY AFFECT THE DRAINAGE OF ADJACENT LOTS.
 - NO WARRANTY OR GUARANTEE IS PROVIDED OR IMPLIED WITH RESPECT TO THE SEASONAL HIGH GROUND WATER ELEVATION. IT IS NOTED THAT THE GROUNDWATER ELEVATION MAY VARY FROM SEASON TO SEASON AND YEAR TO YEAR.
 - ALL SWALES WITH GRADES LESS THAN 2.0% REQUIRE A SUBRAIN WITH AN OUTLET TO A STORM SEWER OR ALTERNATIVE DRAINAGE FEATURE. REFER TO ENGINEERING PLANS PREPARED BY TATHAM ENGINEERING (ISSUE#4).
 - EXISTING HIGH GROUND WATER ELEVATIONS ARE BASED ON GEOTECHNICAL INVESTIGATION PREPARED BY MTE (SEP 4 2018) AND AS NOTED ON THE SITE GRADING PLANS PREPARED BY TATHAM ENGINEERING (ISSUE#4).



SITE STATISTICS		
ZONING - R3-ZONE EXCEPTIONS (R3-17)		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	225m ²	298.9m ²
MINIMUM FRONTAGE	7.5m	8.74m
MAXIMUM COVERAGE	50% (MAX.)	48.3%
MINIMUM SETBACKS		
FRONT	4.0m	7.55m
REAR	6.0m	7.70m
INTERNAL SIDE	1.2m	3.08m
EXTERNAL SIDE	3.0m	N/A

PROPERTY DESCRIPTION:
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:

- All dimensions on this drawing are shown in metric, unless noted otherwise.
- This drawing has been prepared by Maple Leaf Marinas. Any unauthorized use is prohibited.
- Property boundary information is based on the references noted on the drawing.
- Utility locates are to be obtained by the contractor prior to the start of any construction.
- All elevations are based on the benchmark noted on the drawing.
- The contractor shall verify all existing and proposed dimensions and notify all parties of any discrepancies.
- Only the accepted for construction drawings shall be used by the contractor for construction.
- 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.

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.



No.	Issue / Revision	Date
1	1ST SUBMISSION	MAR 5, 2024
2	2nd SUBMISSION	MAR 28, 2024

Drawing Title:
SITE PLAN/SITE GRADING PLAN
LOT 37-44

Project:
CHAMPLAIN SHORES
(200 FOX STREET)

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

Scale: 1:150
Checked By: DW
Project No.: BAM
Drawing No.: SP37-44