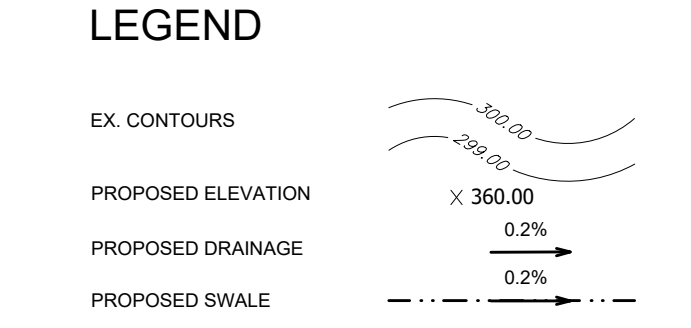


ZONING INFORMATION:			
ZONING TYPE:	RESTRICTED AGRICULTURAL ZONE		
ZONE:	A2		
	EXISTING	PROPOSED	REQUIRED BY ZONING BYLAW
LOT AREA	3,316.46m²	3,316.46m²	2,025m² (MIN.) 0.6ha (MAX.)
LOT FRONTAGE	50.97m	50.97m	30.0m (MIN.)
FRONT YARD DEPTH	9.88m FROM LOT FRONTAGE	11.76m FROM LOT FRONTAGE	30m (MIN.) TO THE LIMIT OF A RAILWAY RIGHT-OF-WAY
REAR YARD DEPTH	19.10m	25.75m	8.0m (MIN.)
INTERIOR SIDE YARD DEPTH	7.39m	3.0m	3.0m (MIN.)
LOT COVERAGE	3.67%	10.8%	20% (MAX.)
FLOOR AREA	HOUSE 86.40m² GARAGE 28.89m²	358.908m²	90.0m² (MIN.)
MAXIMUM HEIGHT	-	9.70m	12.0m (MAX.)



- GENERAL NOTES**
- GRIT ENGINEERING INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION (EXISTING TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, BUILDING DIMENSIONS, ETC.) PROVIDED BY OTHERS.
 - CAUTION THIS IS NOT A PLAN OF SURVEY, BEARING AND DISTANCES SHOWN WERE DERIVED FROM REGISTERED PLAN No. 33R-13722.
 - EXISTING INFORMATION ILLUSTRATED WAS DERIVED FROM A TOPOGRAPHIC SURVEY COMPLETED BY GRIT ENGINEERING INC. ON JUNE 20, 2023.
 - THE DEPTH TO THE UNDERSIDE OF ALL FOOTINGS MUST MAINTAIN A MINIMUM COVER BELOW THE FINISHED GRADE OF 1.22m FOR FROST PROTECTION IN ACCORDANCE WITH OPD 3090.101.
 - ANY ELEVATION DISCREPANCIES FOR STORM OR SANITARY SERVICE CONNECTIONS MUST BE REPORTED TO THE DEVELOPER'S ENGINEER AND GRIT ENGINEERING INC. PRIOR TO COMPLETING THE CONNECTIONS AND BACKFILLING.
 - THE CONTRACTOR SHALL EXTEND THE BUILDING SERVICES TO THE PROPOSED HOUSE LOCATION PRIOR TO EXCAVATING FOR THE FOUNDATION.
 - WEeping TILES ARE TO OUTLET TO THE SUMP PIT AND BE PUMPED TO GRADE OR STORM SERVICE, IF AVAILABLE.
 - THE CONTRACTOR SHALL CONFIRM THE BUILDING DIMENSIONS AND UNPROTECTED OPENING REQUIREMENTS WITH THE APPROVED ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION COMMENCING.
 - PREVENTATIVE BASEMENT FLOODING REQUIREMENTS ARE TO BE CONFIRMED WITH THE APPROVAL AUTHORITY WHEN OBTAINING THE BUILDING PERMIT.
 - A MINIMUM OF 150mm FROM THE TOP OF THE FOUNDATION TO THE FINISHED ELEVATION OUTSIDE THE BUILDING IS REQUIRED.
 - THE EXISTING DRAINAGE OF ADJACENT LANDS IS NOT TO BE DISTURBED WITHOUT PRIOR WRITTEN PERMISSION FROM THE ADJACENT LANDOWNER AND APPROVED BY THE APPROVAL AUTHORITY.
 - RETAINING WALLS 1,000mm OR GREATER IN HEIGHT AND ANY REQUIRED GUARD RAILS ARE TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
 - THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.
 - A GEOTECHNICAL INVESTIGATION/REVIEW IS REQUIRED PRIOR TO ANY FOOTING BEING PLACED ON ENGINEERED FILL.



CONSTRUCTION NOTES:
 CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

DRAWING SHOULD NOT BE SCALED FOR DIMENSIONS PURPOSES. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED.

DRAWING NAME:
LOT GRADING PLAN
22596 COLDSTREAM RD,
KOMOKA, ONTARIO
MIDDLESEX CENTRE COUNTY

CLIENT NAME:
BAILEY VAN PREAT

DATE:
2024-02-16

SCALE:
 1 : 200 METRIC

DRAWING NO:
GE23-0514-1

EROSION AND SEDIMENT CONTROL STAGING			
MEASURE	INSTALLATION TIMING	INSPECTION/MAINTENANCE REQUIREMENTS	REMOVAL TIMING
PHASE 1 – TOPSOIL STRIPPING AND AREA GRADING			
<ul style="list-style-type: none"> SILT FENCE TOPSOIL STOCKPILE OTHERS AS REQUIRED 	<ul style="list-style-type: none"> PRIOR TO TOPSOIL STRIPPING 	<ul style="list-style-type: none"> CONTRACTOR TO ARRANGE INSPECTION WITH MUNICIPALITY STAFF/CONSULTANT AFTER INSTALLATION. CONTRACTOR TO UNDERTAKE WEEKLY INSPECTIONS AND AFTER EACH SIGNIFICANT RAINFALL EVENT, REGULAR MAINTENANCE TO REMOVE SEDIMENT AND REPAIR ESC MEASURES 	<ul style="list-style-type: none"> ONCE VEGETATIVE COVER IS ESTABLISHED ON SITE POST BUILDING CONSTRUCTION.
PHASE 2 – BUILDING CONSTRUCTION			
<ul style="list-style-type: none"> RESTORATION HYDROSEEDING MAINTENANCE AND REPAIRS TO ALL REMAINING ESC MEASURES AS PER DETAILED INSPECTION WITH MUNICIPALITY STAFF / CONSULTANT REMOVAL OF IDENTIFIED PHASE 1 OR 2 MEASURES. 	<ul style="list-style-type: none"> PRIOR TO BUILDING CONSTRUCTION, ESC MEASURES TO BE REPAIRED AS PER MUNICIPALITY / CONSULTANT DEFICIENCY LIST. 	<ul style="list-style-type: none"> DETAILED INSPECTION OF ALL REMAINING ESC MEASURES WITH MUNICIPALITY STAFF / CONSULTANT. CONTRACTOR TO UNDERTAKE MONTHLY INSPECTIONS AND ARRANGE FOR ANY REPAIRS. 	<ul style="list-style-type: none"> JUST PRIOR TO FINAL TOPSOIL AND SODDING OF LOT/BLOCK AREAS

- 1. EROSION AND SEDIMENT CONTROL NOTES**
- PRIOR TO THE START OF ANY CONSTRUCTION THE CONTRACTOR IS TO INSTALL THE EROSION AND SEDIMENT CONTROLS IN ACCORDANCE TO THE APPROVED PLAN.
 - NO ALTERNATE EROSION AND SEDIMENT CONTROLS ARE PERMITTED WITHOUT APPROVAL FROM THE ENGINEER AND APPROVING AUTHORITY.
 - ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED AS THE CONSTRUCTION PROGRESSES. THE CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS REQUIRED BY THE ENGINEER AND APPROVING AUTHORITY.
 - THE CONTRACTOR IS TO PERFORM REGULAR MAINTENANCE, REPAIRS AND REPLACEMENT ON ALL CONTROLS TO ENSURE PROPER FUNCTIONING UNTIL PROJECT IS COMPLETE.
 - EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT 2.5m MINIMUM FROM PROPERTY LINE.
 - ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
 - CONTRACTOR TO CLEAN ROADWAY AND SIDEWALKS OF SEDIMENTS RESULTING FROM CONSTRUCTION TRAFFIC FROM THE SITE EACH DAY.
 - THE CONTRACTOR IS TO REMOVE ALL EROSION AND SEDIMENT CONTROLS UNTIL DEVELOPMENT IS COMPLETE AND VEGETATION PROPOSED FINISHED HARD SURFACE MATERIALS ARE INSTALLED AND VEGETATION IS STABILIZED WITH MATURE GROWTH.
 - MAINTENANCE RECOMMENDATIONS NOTES**
 - EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
 - OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO MUNICIPALITY REQUIREMENTS.

BUILDING NOTES:
 TOP OF FOUNDATION = 247.20
 FIRST FLOOR ASSEMBLY HEIGHT = 1'-2"
 FINISHED FLOOR ELEVATION = 247.55
 GARAGE FINISHED FLOOR = 246.90
 UNDERSIDE OF FOOTING @ FRONT OF HOUSE = 244.36
 NUMBER OF RISERS FROM GARAGE TO FINISHED FLOOR = 3
 FOUNDATION WALL HEIGHT = 8'-10"
 FOOTING HEIGHT = 0'-6"

BENCHMARK (GEODETIC)
 COSINE VCM 01019925502.
ELEVATION: 246.689m

BENCHMARK (SITE)
 NAIL AND FLAG HYDRO POLE NEAR SOUTH CORNER OF PROPERTY AS SHOWN ON PLAN.
ELEVATION: 246.98m