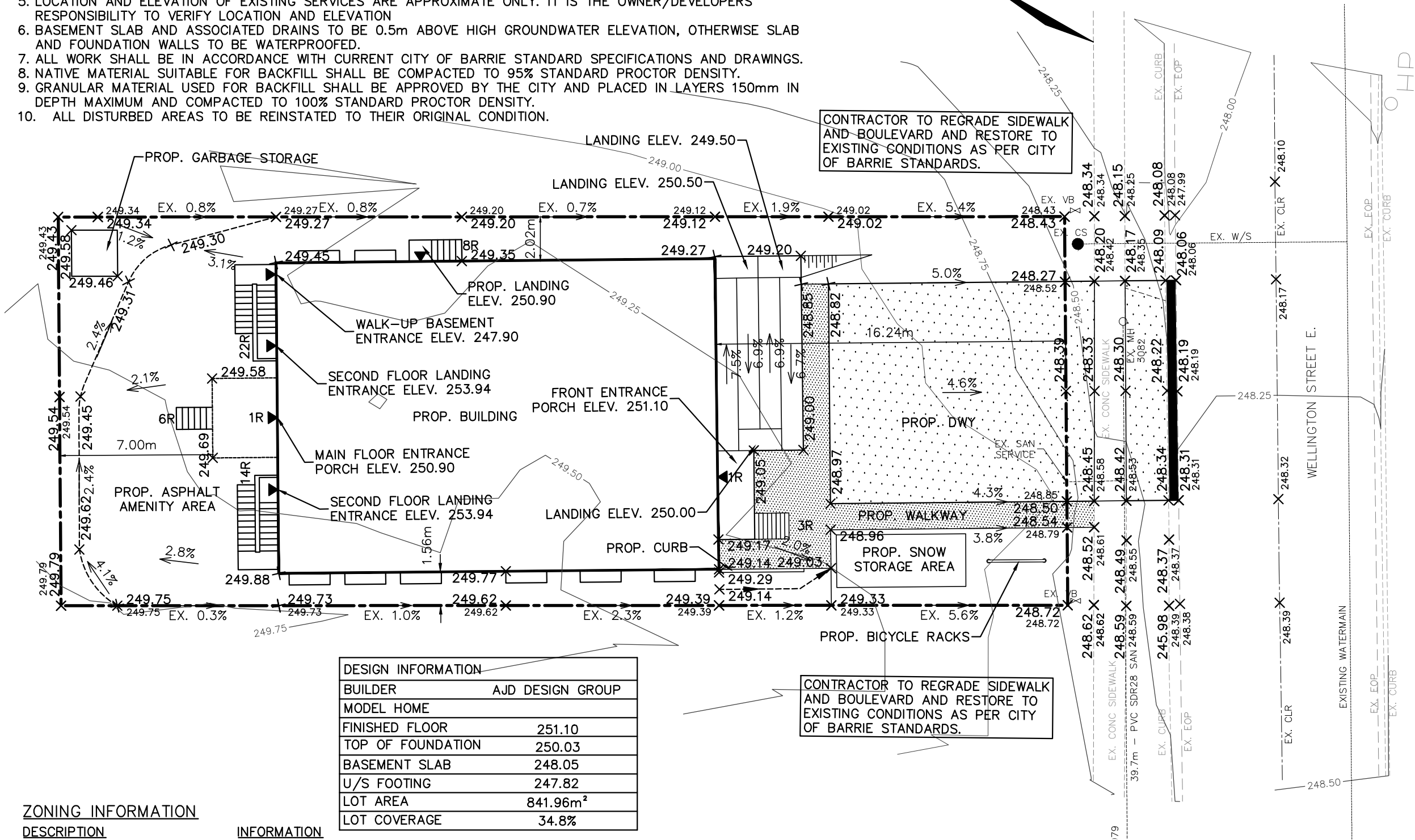


P:\Autodesk Vault\Working Folders\20 Wellington, Barrie\Engineering\22149 - Base.dwg Layout:LG-1 Plotted Mar 10, 2023 @ 4:45pm by jpearce @ PEARSON ENGINEERING LTD.

NOTES:

- 1. THE BUILDER IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION IN THE FIELD TO ENSURE A FROST COVER OF 1.22m MINIMUM MEASURED DOWN FROM FINISHED GRADE.
- 2. ALL DISTURBED AREAS TO RECEIVE MINIMUM 100mm TOPSOIL AND SOD.
- 3. DRIVEWAYS TO BE LOCATED MINIMUM OF 1.5m FROM ANY UTILITY STANDARD.
- 4. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY THE SUITABILITY OF THE FOUNDING SOILS.
- 5. LOCATION AND ELEVATION OF EXISTING SERVICES ARE APPROXIMATE ONLY. IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION
- 6. BASEMENT SLAB AND ASSOCIATED DRAINS TO BE 0.5m ABOVE HIGH GROUNDWATER ELEVATION, OTHERWISE SLAB AND FOUNDATION WALLS TO BE WATERPROOFED.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BARRIE STANDARD SPECIFICATIONS AND DRAWINGS.
- 8. NATIVE MATERIAL SUITABLE FOR BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 9. GRANULAR MATERIAL USED FOR BACKFILL SHALL BE APPROVED BY THE CITY AND PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- 10. ALL DISTURBED AREAS TO BE REINSTATED TO THEIR ORIGINAL CONDITION.



DESIGN INFORMATION	
BUILDER	AJD DESIGN GROUP
MODEL HOME	
FINISHED FLOOR	251.10
TOP OF FOUNDATION	250.03
BASEMENT SLAB	248.05
U/S FOOTING	247.82
LOT AREA	841.96m²
LOT COVERAGE	34.8%

ZONING INFORMATION

DESCRIPTION		INFORMATION	
CLASSIFICATION		RM2	
DESCRIPTION	STANDARD	PROVIDED	
LOT AREA	720m²	841.96m²	
LOT FRONTAGE	21.00m	18.01m	
FRONT YARD	7.00m	16.24m	
INTERIOR SIDE	1.80m	2.02m	
EXTERIOR SIDE	8.00m	N/A	
REAR YARD	7.00m	7.00m	
LOT COVERAGE	35 %	34.8%	

NO.	REVISION NOTE	DATE	BY

YOUTHHAVEN
20 WELLINGTON STREET EAST
CITY OF BARRIE

LOT GRADING PLAN



PEARSON
ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	JP	HORIZ SCALE	1:200	PROJECT #	22149
DRAWN BY	JP	VERT SCALE	NA	DRAWING #	LG-1
CHECKED BY	MWD	DATE	DECEMBER 2022	REVISION #	0

KEYMAP NTS

LEGEND

- ✕ 254.63 PROPOSED ELEVATION
- 254.09 EXISTING ELEVATION
- 1.5% PROPOSED DIRECTION AND GRADE
- BACK OF CURB
- EDGE OF PAVEMENT
- CURB CUT LOCATION
-) (HIGH POINT
- ◀ ENTRY LOCATION
- 2R RISERS REQUIRED
- EX.MH EX. SANITARY MANHOLE
- H&V EXISTING FIRE HYDRANT
- ⊗ VB EXISTING WATER VALVE
- CS EXISTING CURB STOP

DRAFT