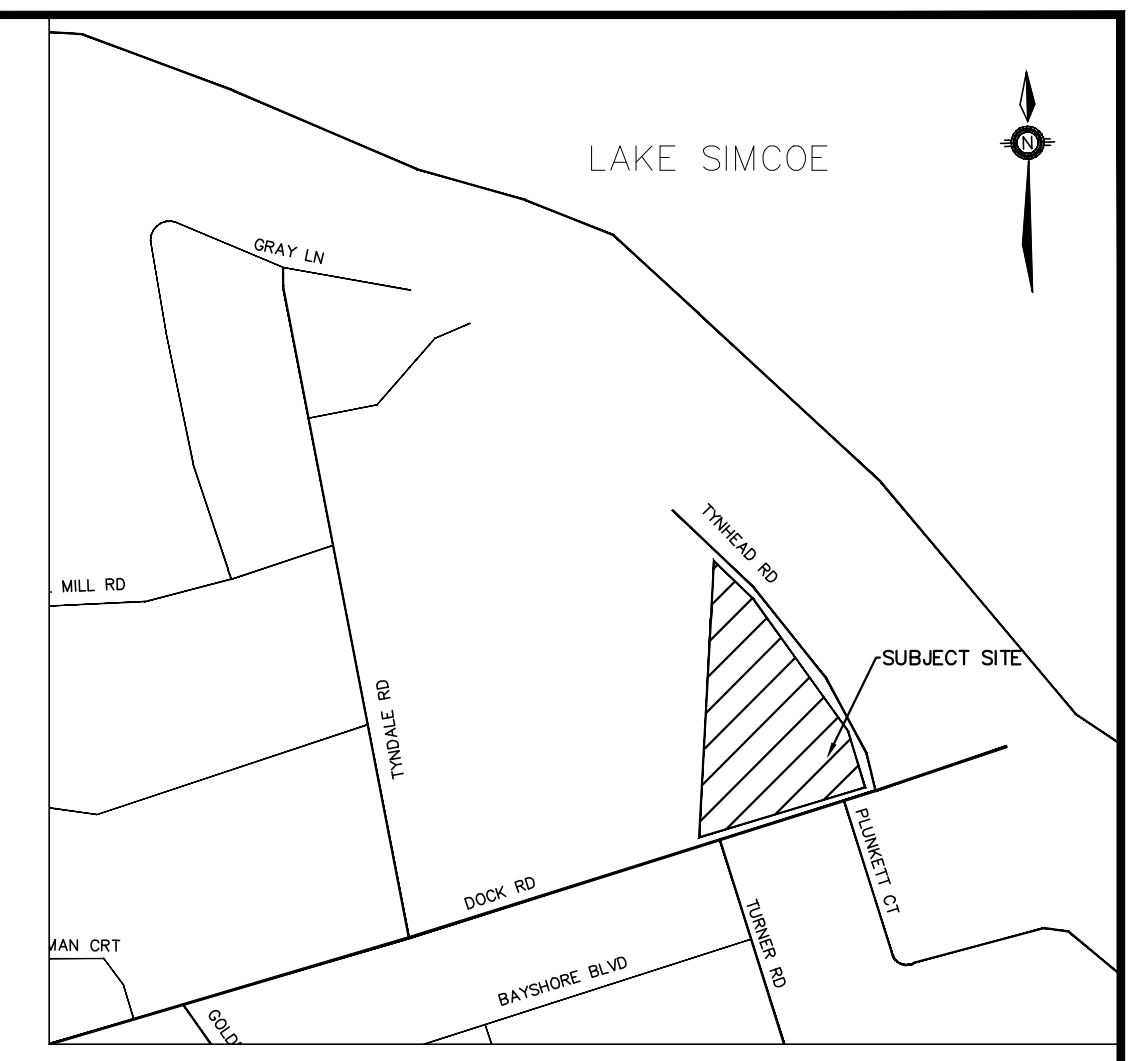
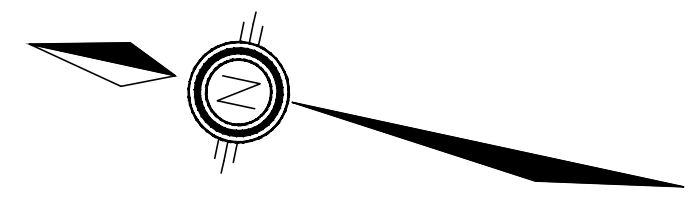


FULL SIZE ZONING SETBACKS  
HOR 1:500

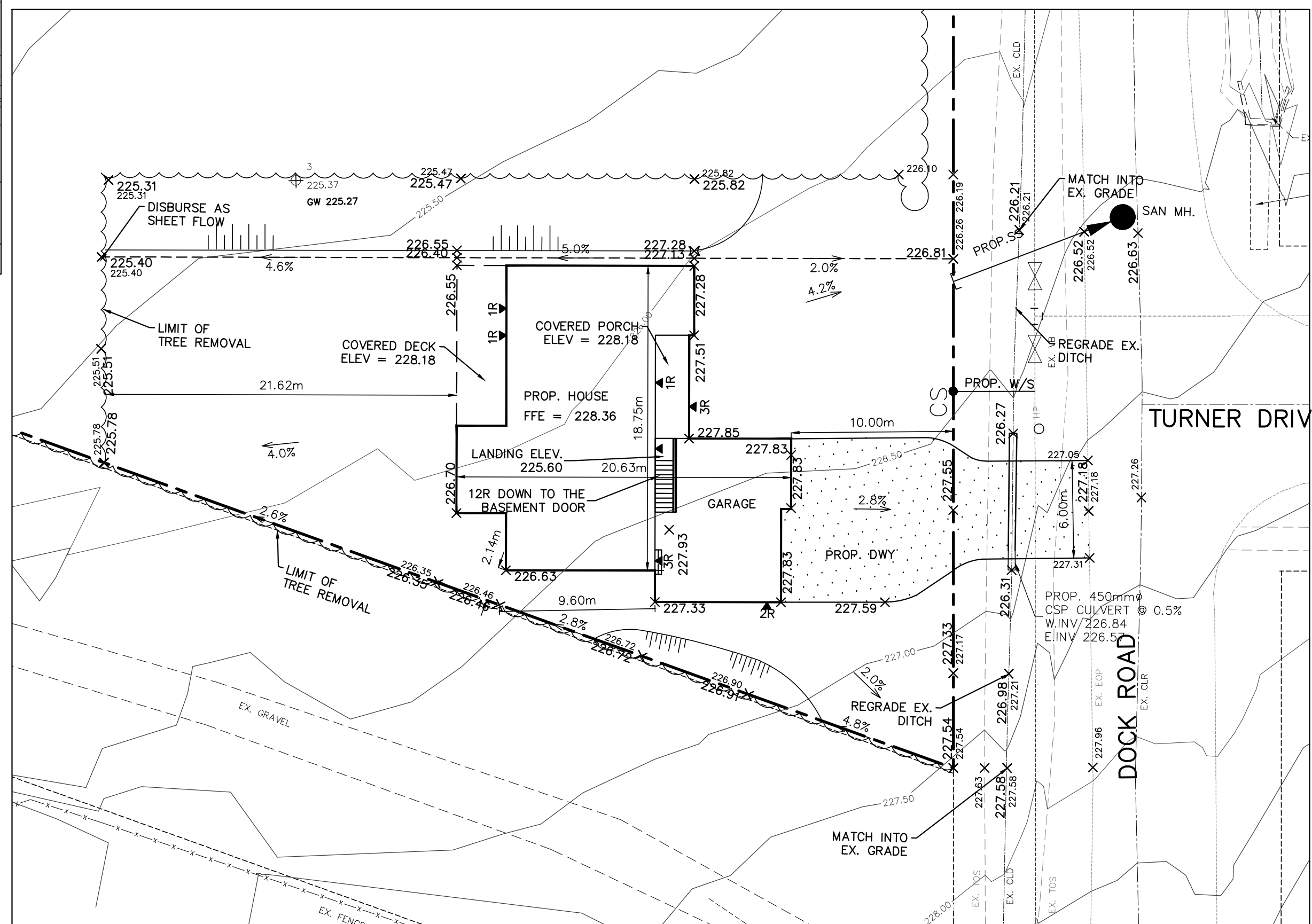
- NOTES:
1. THE BUILDER IS RESPONSIBLE TO ADJUST THE UNDERSIDE OF FOOTING ELEVATION IN THE FIELD TO ENSURE A FROST COVER OF 1.5m MINIMUM MEASURED DOWN FROM FINISHED GRADE.
  2. ALL DISTURBED AREAS TO RECEIVE MINIMUM 100mm TOPSOIL AND SOD.
  3. DRIVEWAYS TO BE LOCATED MINIMUM OF 1.5m FROM ANY UTILITY 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. CONSULT WITH GEOTECHNICAL ENGINEER REGARDING DEPTH AND COMPACTION OF REQUIRED ENGINEERED FILL.
  7. BASEMENT SLAB AND ASSOCIATED DRAINS TO BE 0.50m ABOVE HIGH GROUNDWATER ELEVATION, OTHERWISE SLAB AND FOUNDATION WALLS TO BE WATERPROOFED.



KEYMAP  
NTS

LEGEND

- CB CATCH BASIN
- DCB DOUBLE CATCH BASIN
- CBMH CATCH BASIN
- MH STORM MANHOLE
- MH SANITARY MANHOLE
- SERVICE CAP
- ◆ HYD. FIRE HYDRANT
- ▼ VB WATER VALVE
- CS CURB STOP W/ SERVICE
- × 254.63 PROPOSED ELEVATION
- 254.09 EXISTING ELEVATION
- 1.5% PROPOSED DIRECTION AND GRADE
- ) ( HIGH POINT
- ◀ ENTRY LOCATION
- BUILDING SETBACK
- 25mmØ COPPER WATER SERVICE
- SANITARY SERVICE(150mm STRAIGHT)
- ||||| MAX 3:1 SLOPE
- ▨ DECIDUOUS SWAMP
- ▩ MINERAL/ORGANIC MIXED SWAMP



GRADING DETAILS  
HOR 1:250

ZONING INFORMATION

DESCRIPTION	CLASSIFICATION	STANDARD	PROVIDED	INFORMATION
LOT AREA (min.)	R1	900m <sup>2</sup>	12,575m <sup>2</sup>	
LOT FRONTAGE (min.)		22.00m	121.22m	
FRONT YARD		7.00m	10.00m	
INTERIOR SIDE		1.2m	2.14m	
EXTERIOR SIDE		3.00m	N/A	
REAR YARD		7.0m	131.84m	
LOT COVERAGE		45 %	2.56%	

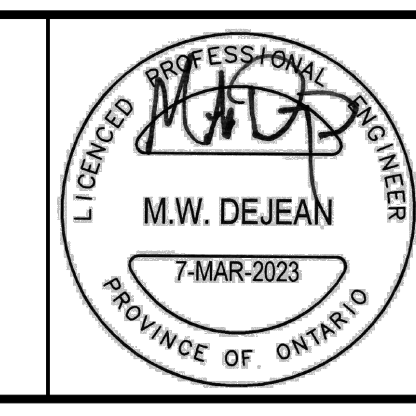
DESIGN INFORMATION

DESCRIPTION	ELEVATION
BUILDER	
FINISHED FLOOR	228.36
TOP OF FOUNDATION	228.06
BASEMENT SLAB	225.75
U/S FOOTING	225.52
U/S FOOTING (FROST)	224.90
GARAGE SLAB	AS SHOWN

P:\Autodesk Vault\Working Folders\22047 - Roadside, Dock Road, Barrie\Engineering\22047 - BASE.rvt-3--dwg Layout:LG-1 Plotted Mar 08, 2023 @ 11:35am by amainath @ PEARSON ENGINEERING LTD.

NO.	REVISION NOTE	DATE	BY
1	REVISED SANITARY LAYOUT	03/08/23	JP

BENCHMARK  
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM BENCHMARK NO. 03120080014 HAVING A PUBLISHED ELEVATION OF 220.029



100067324 ONTARIO INC.  
211 DOCK ROAD  
CITY OF BARRIE

LOT GRADING PLAN

PEARSONENGINEERING.COM PH. 705.719.4785

DESIGNED BY	AMC	HORIZ SCALE	AS SHOWN	PROJECT #	22047
DRAWN BY	ATS/GG	VERT SCALE	N/A	DRAWING #	LG-1
CHECKED BY	MWD	DATE	JUNE 2022	REVISION #	1