

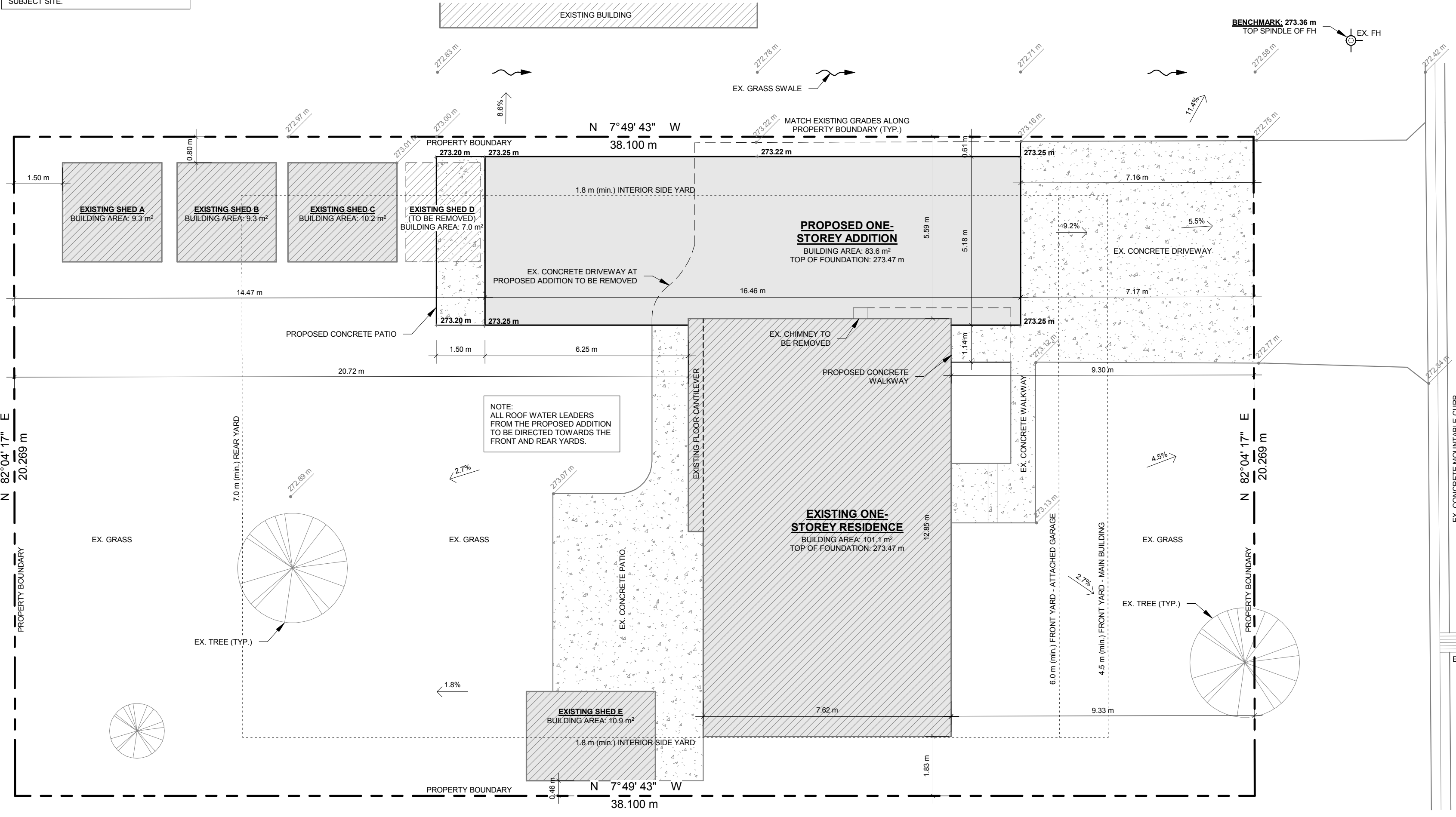
**LEGEND**

- CB CATCH BASIN
- COM COMMUNICATIONS BOX
- GUY GUY WIRE
- HP HYDRO POLE
- IB IRON BAR
- SIB STANDARD IRON BAR
- T/G TOP OF GRATE
- EXISTING ELEVATION
- +190.00 m PROPOSED ELEVATION
- DIRECTION AND SLOPE OF OVERLAND WATER FLOW
- GENERAL DIRECTION OF OVERLAND WATER FLOW
- PROPOSED SWALE

**BENCHMARK** ELEVATION: 273.36 m  
TOP SPINDLE OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF SHERWOOD CRESCENT, APPROXIMATELY 3 METRES EAST OF THE SUBJECT SITE.

MUNICIPALITY OF SOUTH HURON ZONING BY-LAW 69-2018 RESIDENTIAL - LOW DENSITY (R1) (ZONE MAP 5F)				USE "SINGLE DETACHED DWELLING"
DETAIL	REQUIRED	EXISTING	PROPOSED	COMMENTS
ZONE AREA	450 m <sup>2</sup> (min.)	772.3 m <sup>2</sup>	772.3 m <sup>2</sup>	---
PROPERTY FRONTAGE	15.0 m (min.)	20.269 m	20.269 m	---
PROPERTY DEPTH	30.0 m (min.)	38.10 m	38.10 m	---
FRONT YARD - MAIN DWELLING	4.5 m (min.)	9.30 m	9.30 m	---
FRONT YARD - ATTACHED GARAGE	6.0 m (min.)	N/A	7.16 m	---
INTERIOR SIDE YARD	1.5 m (min.)	1.83 m	0.61 m	***MINOR VARIANCE REQUIRED***
EXTERIOR SIDE YARD	6.0 m (min.)	N/A	N/A	---
REAR YARD	7.0 m (min.)	20.72 m	14.47 m	---
ZONE COVERAGE - ALL STRUCTURES	45 % (max.)	20.0 %	29.9 %	---
ZONE COVERAGE - MAIN BUILDING	40 % (max.)	13.1 %	23.9 %	---
LANDSCAPED OPEN SPACE	30 % (min.)	60.7 %	56.6 %	---
BUILDING HEIGHT	14 m (max.)	4.3 m	4.3 m	---
EAVES AND GUTTERS	0.75 m (min.)	N/A	0.07 m	***MINOR VARIANCE REQUIRED***
ACCESSORY BUILDING SIDE YARD	1.5 m (min.)	0.46 m	0.46 m	***MINOR VARIANCE REQUIRED***
ACCESSORY BUILDING REAR YARD	1.5 m (min.)	1.50 m	1.50 m	---

- GENERAL NOTES:**
- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
  - ALL WORKS ON THE MUNICIPAL RIGHT-OF-WAY TO BE APPROVED BY THE MUNICIPALITY. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ALL BOULEVARD AREAS.
  - ALL EXTERIOR LIGHTING TO BE CONFINED TO THE BUILDING FACE AND PARKING AREAS SO AS NOT TO CAST A GLARE ONTO THE STREET OR ADJACENT PROPERTIES.
- SEDIMENT AND EROSION CONTROL:**
- PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION. PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (OR EQUAL).
  - SEDIMENT AND EROSION CONTROL MEASURES TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
- DRAINAGE NOTES:**
- ALL FINISHED GRADES TO DIRECT OVERLAND WATER FLOW AWAY FROM ALL STRUCTURES LOCATED ON-SITE.
  - PROVIDE SPLASH PADS (OR EQUAL) FOR ALL EAVES TROUGH DOWN SPOUTS THAT DISCHARGE AT GRADE.
- UTILITY NOTES:**
- THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS TO OBTAIN ALL UTILITY LOCATES.
  - ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (2012), (PART 7 - PLUMBING), THE ONTARIO PROVINCIAL STANDARDS, AND LOCAL REGULATIONS.



I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN GENERAL CONFORMITY FOR THE DRAINAGE AND RELATIVE ELEVATIONS OF THE EXISTING SUBDIVISION GRADING PATTERNS.

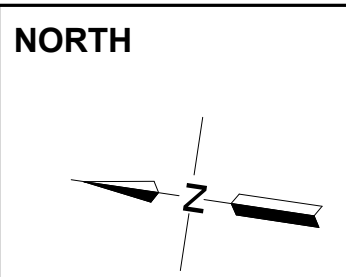
1 LOT GRADING PLAN  
1 : 100

LOT 20  
PLAN 22  
IN THE VILLAGE OF EXETER  
MUNICIPALITY OF SOUTH HURON  
COUNTY OF HURON

- NOTE:
- PROPERTY BOUNDARY AND EXISTING HOUSE FROM PLAN OF SHOWING BUILDING LOCATION, DATED DECEMBER 13, 1972, BY ARCHIBALD, GRAY & MCKAY, ONTARIO LAND SURVEYORS, LONDON, ONTARIO.
  - EXISTING SITE FEATURES AND TOPOGRAPHY FROM TOPOGRAPHICAL SURVEY COMPLETED BY MR ENGINEERING AND DESIGN LTD., DATED DECEMBER 8, 2024.
  - SITE SKETCH IS CONCEPTUAL. FINAL SITING BY OTHERS.
  - THIS IS NOT A LEGAL SURVEY.



- NOTES:**
- c/w COMPLETE WITH
  - FDN FOUNDATION
  - e/w EACH WAY
  - EX. EXISTING
  - H HORIZONTAL
  - max. MAXIMUM
  - min. MINIMUM
  - OBC ONTARIO BUILDING CODE
  - o/c ON CENTER
  - P.T. PRESSURE TREATED
  - r/w REINFORCED WITH
  - t/o TOP OF
  - TYP. TYPICAL
  - V VERTICAL
  - W WIDE
  - WWM WELDED WIRE MESH



DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CH'KD
DRAWN	TM	1.	ISSUED FOR REVIEW	01/09/24	MR
CHECKED	MR	2.	ISSUED FOR MINOR VARIANCE	02/12/24	MR
APPROVED	MR				
DATE	FEBRUARY 2024				

**CONSULTANT**

ENGINEERING AND DESIGN LTD.  
INC. - COMMERCIAL - RESIDENTIAL

145 Thames Road, West, Unit 4,  
Exeter, ON, N0M 1S3  
Telephone: (519)-317-0128  
Email: admin@mrengdesign.com

**CONTRACTOR**

VANDERLAAN  
Construction

LICENSED PROFESSIONAL ENGINEER  
02/12/24  
M. W. RUNGE  
100162955  
PROVINCE OF ONTARIO

**ARMSTRONG RESIDENCE  
GARAGE ADDITION**

6 SHERWOOD CRESCENT  
EXETER, ON  
N0M 1S1

**LOT GRADING PLAN**

PROJECT No.  
**MR24-010**

SHEET No.  
**LGP**

SCALE  
As indicated