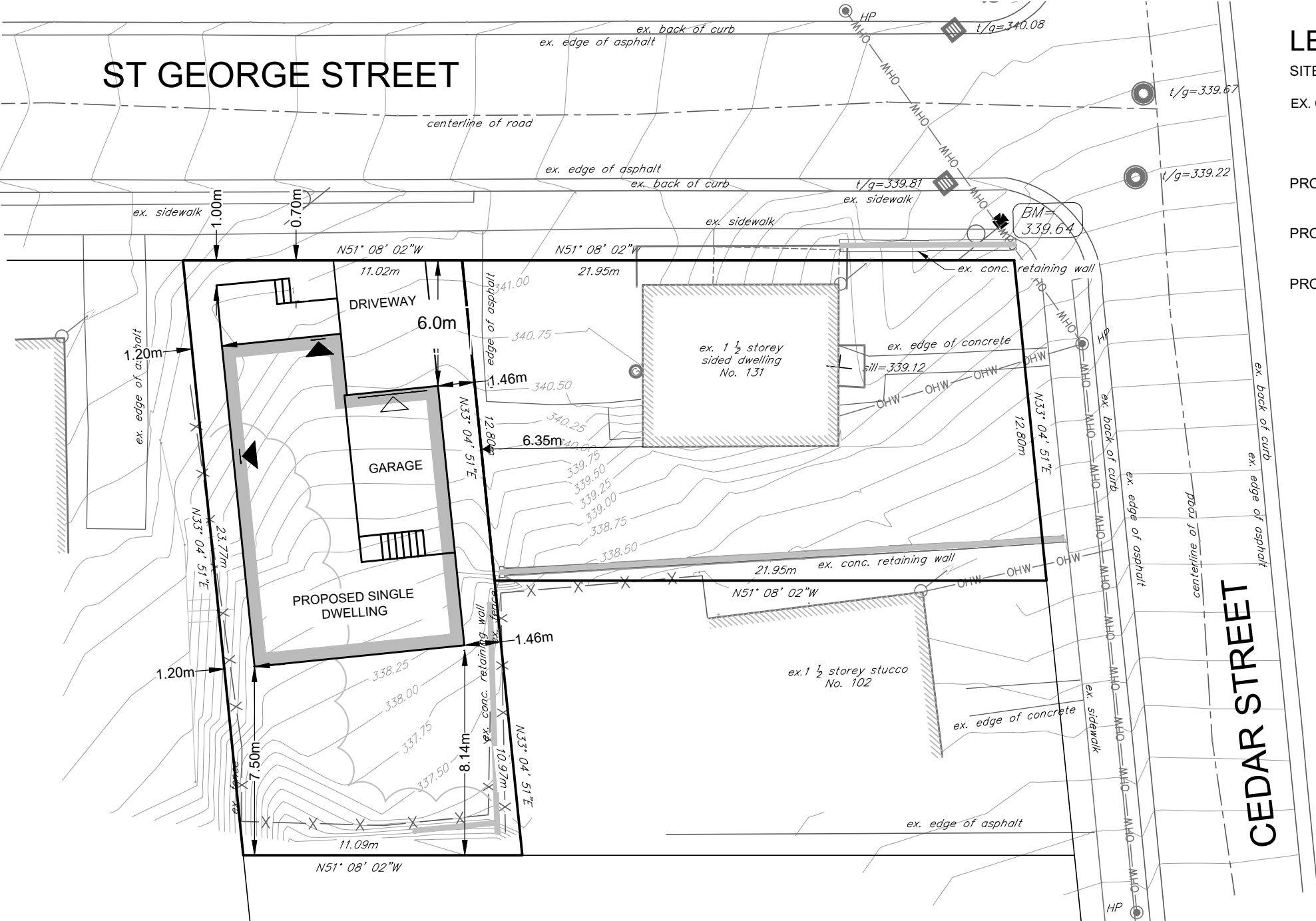


ST GEORGE STREET



LEGEND

- SITE BOUNDARY
- EX. CONTOURS
- PROPOSED BUILDING
- PROPOSED DOOR
- PROPOSED OVERHEAD DOOR

ZONING INFORMATION:

ZONING TYPE:		RESIDENTIAL
ZONE:		RES-3 (5)
	PROPOSED	REQUIRED BY ZONING BYLAW
LOT AREA	262.472m ²	288m ² (MIN.)
LOT WIDTH	11.02m	10.5m (MIN.)
FRONT YARD DEPTH	0.7m	4.5m (MIN.)
REAR YARD DEPTH	7.5m	7.5m (MIN.)
INTERIOR SIDE YARD DEPTH	1.2m	1.2m (MIN.)
LOT COVERAGE	41.4%	55% (MAX.)
BUILDING HEIGHT	-	11m (MAX.)
NUMBER OF STOREYS	-	3 (MAX.)



169 HURON STREET, STRATFORD, ON N5A 5S9
www.gritengineering.ca

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
131 ST GEORGE STREET
KITCHENER, ONTARIO
COUNTY

CLIENT NAME:

ILIR FAIKOVSKI

DATE:

2022-11-03

SCALE:

1 : 200 METRIC



DRAWING NO:

GE22-0185-2

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. 58R-7846.
- EXISTING INFORMATION ILLUSTRATED WAS DERIVED FROM A TOPOGRAPHIC SURVEY COMPLETED BY GRIT ENGINEERING INC. ON JUNE 6, 2022.
- 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 OPSD 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 ABUTTING 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.

BENCHMARK (GEODETIC)

BENCHMARK IS DESCRIBED AS KI-66. FUNDAMENTAL BENCHMARK IN VICTORIA PARK, 35.4m NORTHWEST OF NORTHERLY GATE POST OF SCHNEIDER AVENUE ENTRANCE, TABLET IN TOP OF PIER.

ELEVATION: 325.754m

BENCHMARK (SITE)

BENCHMARK IS DESCRIBED AS ACUT CROSS ON SIDEWALK ATE THE NORTHEAST CORNER OF 131 ST. GEORGE STREET, NEAR SIGN AS SHOWN ON PLAN.

ELEVATION: 339.64m

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