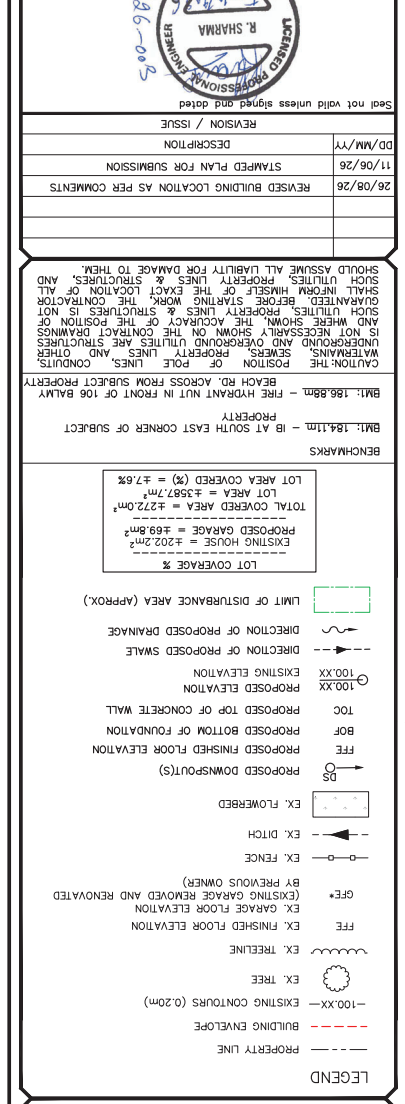
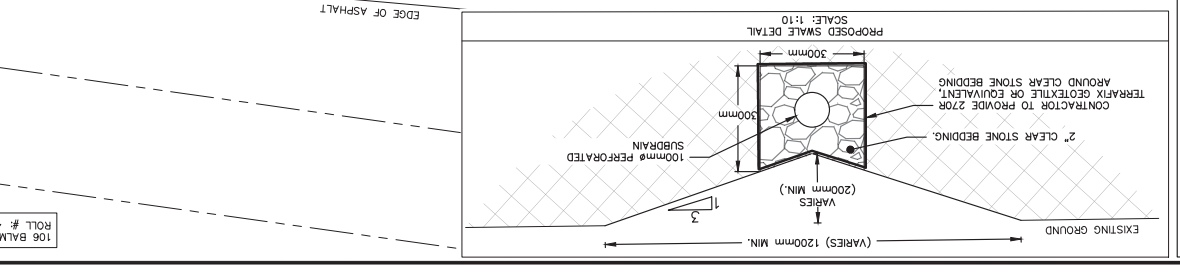
G:\GSS Common\2026\G26-003 - 109 Balmy Beach Road, Georgian Bluffs, Mallard Construction\Drawings\G26-003.dwg Aug 26, 2026 - 9:00am

PLOTTED: Wednesday, August 26, 2026 9:00:10 AM

DRAINAGE & GRADING GENERAL NOTES:

1. ALL DIMENSIONS IN METERS UNLESS OTHER WISE SELECT LOCATIONS.
2. OWNER RESPONSIBLE TO HAVE ALL UTILITY LOCATES COMPLETED PRIOR TO CONSTRUCTION. THIS SITE PLAN DOES NOT SHOW THE LOCATION OF ANY BURIED OR ABOVE GROUND UTILITIES UNLESS SPECIFICALLY NOTED.
3. PROPERTY LINES AND LOT DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY OWNER. LEGAL INFORMATION AS SHOWN TO BE CONFIRMED BY OWNER. EXACT LOCATION OF LOT LINES TO BE CONFIRMED BY OWNER.
4. GENERAL LOCATION OF HOUSE, OTHER BUILDINGS (IF ANY), DRIVEWAY ETC HAS BEEN DETERMINED BY OWNER.
5. ALL BUILDING INFORMATION IS BASED ON HOUSE PLANS PROVIDED BY OWNER. PRIOR TO CONSTRUCTION, OWNER TO CONFIRM BUILDING DIMENSIONS, ELEVATIONS AND LAYOUT, AS SHOWN, ARE CORRECT.
6. THIS DRAWING HAS BEEN PREPARED BASED ON ACTUAL CONSTRUCTION PLANS ALREADY COMPLETED BY OWNER. ANY CHANGES TO THE HOUSE PLANS AFTERWARDS CAN ADVERSELY IMPACT THIS DRAWING.
7. GSS ENGINEERING CONSULTANTS LTD. HAVE NOT COMPLETED ANY GEOTECHNICAL INVESTIGATIONS TO CONFIRM THE SUITABILITY OF EXISTING SOILS FOR BUILDING CONSTRUCTION, OR TO CONFIRM THE PRESENCE OF GROUNDWATER. THE OWNER TO CONFIRM THE SUITABILITY OF SOIL AND GROUNDWATER CONDITIONS PRIOR TO CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR ANY SLOPE STABILIZATION.
8. OWNER TO CONFIRM WITH THEIR ARCHITECT, AND WITH BUILDING OFFICIALS, ALL CONSTRUCTION DETAILS RELATED TO THE NEW BUILD. HOME OWNER TO CONFIRM THAT HOUSE PLANS PROVIDED CONFORM TO THE ONTARIO BUILDING CODE.
9. OWNER / ARCHITECT TO ENSURE ALL FOOTINGS, SLAB AND POSTS, ARE PROTECTED FROM FROST AND ARE FOUNDED ON UNDISTURBED COMPETENT NATIVE SOIL, FREE OF TOPSOIL, ORGANICS, ETC.
10. HOME OWNER TO ENSURE QUALITY CONTROL FOR ANY WATER RUNOFF DURING CONSTRUCTION.
11. ~~LOCATION, SIZE, AND ELEVATION OF SEPTIC SYSTEM AS SHOWN APPROXIMATE ONLY. OWNER TO COMPLETE SOIL TESTING AND RETAIN SEPARATE DESIGNER FOR SEPTIC SYSTEM, AND FINAL LOCATION.~~
12. ALL DOWNSPOUTS TO BE DIRECTED (BY SURFACE FLOWS) TO DRAIN TO SWALES, OR BURIED DRAINS.
13. PROPERTY OWNER IS RESPONSIBLE TO OBTAIN GEOTECHNICAL ENGINEERING INPUT TO DESIGN FOUNDATIONS, EXCAVATING NEEDS, SAFETY OF EXCAVATION, WATERPROOFING AGAINST GROUNDWATER SEEPAGE, SUMP PUMP AND FOUNDATION DRAIN DESIGN, ETC. GSS ENGINEERING IS RESPONSIBLE FOR ONLY SITE GRADING AND SURFACE WATER DRAINAGE AWAY FROM BUILDING(S).
14. GSS ENGINEERING HAS NOT CONSULTED ANY ADDITIONAL GOVERNING PARTIES THAT MAY RESTRICT CONSTRUCTION OR APPROVAL. OWNER IS RESPONSIBLE TO APPLY FOR ANY ADDITIONAL PERMITS OR APPROVALS.
15. GSS ENGINEERING HAS NOT BEEN CONTRACTED FOR SITE INSPECTION DURING CONSTRUCTION OR TO PROVIDE RECORD DRAWINGS.
16. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT CONSTRUCTED GRADES COMPLY WITH APPROVED GRADES. FAILURE TO DO SO MAY RESULT IN ENGINEER'S REFUSAL TO APPROVE RECORD SURVEY.
17. OWNER TO ENSURE COMPLIANCE WITH O. REG. 406/19 FOR EXCESS SOIL MANAGEMENT.
18. THIS DRAINAGE & GRADING PLAN ONLY CONSIDERS SURFACE WATER ORIGINATING FROM THE CLIENT'S PROPERTY IN THE IMMEDIATE AREA OF THE PROPOSED STRUCTURE(S). RUNOFF FROM THE BALANCE OF THE OWNER'S PROPERTY AND ADJACENT PROPERTIES MUST BE DIRECTED FROM DRAINING ONTO THE SUBJECT PROPERTY, SUCH FLOWS FROM THE BALANCE OF THE PROPERTY AND FROM ADJACENT, UPSLOPE PROPERTIES, IS BEYOND THE SCOPE OF THIS ENGINEERING ASSIGNMENT.
19. THIS GRADING PLAN ONLY PERTAINS TO THE AREA THAT IS TO BE DISTURBED AS PER THIS DRAWING. GSS ENGINEERING IS NOT HELD LIABLE FOR ANY EXISTING DRAINAGE THAT HAS NOT BEEN ALTERED THAT MAY CAUSE ANY DAMAGES TO THE EXISTING HOUSE OR SURROUNDING PROPERTIES.
20. GSS ENGINEERING HAS DIRECTED SURFACE FLOWS TO THE EXISTING ROAD SIDE DITCH THAT IS THEN DISCHARGED INTO THE EXISTING SHARED/MUNICIPAL DRAIN. NO CONSULTATION HAS BEEN DISCUSSED WITH GEORGIAN BLUFFS STAFF ON POSSIBLE EFFECTS TO THE ADDITIONAL IMPERVIOUS AREA OF THE PROPOSED GARAGE TO DISCHARGE INTO THE SHARED/MUNICIPAL DRAIN.





LEGEND

- PROPERTY LINE
- BUILDING ENVELOPE
- 100.XX EXISTING CONTOURS (0.20m)
- EX. TREE
- EX. TRELLINE
- FFE EX. FINISHED FLOOR ELEVATION
- GFE+ EX. GARAGE FLOOR ELEVATION (EXISTING GARAGE REMOVED AND RENOVATED BY PREVIOUS OWNER)
- EX. FENCE
- EX. DITCH
- EX. FLOWERBED
- DS PROPOSED DOWNSPOUT(S)
- FFE PROPOSED FINISHED FLOOR ELEVATION
- BOF PROPOSED BOTTOM OF FOUNDATION
- TOC PROPOSED TOP OF CONCRETE WALL
- 100.XX PROPOSED ELEVATION
- 100.XX EXISTING ELEVATION
- DIRECTION OF PROPOSED SWALE
- DIRECTION OF PROPOSED DRAINAGE
- LIMIT OF DISTURBANCE AREA (APPROX.)

LOT COVERAGE %

EXISTING HOUSE = #202.2m²
PROPOSED GARAGE = #69.8m²
TOTAL COVERED AREA = #272.0m²
LOT AREA = #3587.7m²
LOT AREA COVERED (%) = #7.6%

BENCHMARKS

BM1: 184.11m – IB AT SOUTH EAST CORNER OF SUBJECT PROPERTY

BM1: 186.86m – FIRE HYDRANT NUT IN FRONT OF 106 BALMY BEACH RD. ACROSS FROM SUBJECT PROPERTY

CAUTION: THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS, PROPERTY LINES, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES ARE STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES, PROPERTY LINES & STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES, PROPERTY LINES & STRUCTURES, AND SHOULD ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

REVISION / ISSUE	DD/MM/YY	DESCRIPTION
	26/08/26	REVISED BUILDING LOCATION AS PER COMMENTS
	11/06/26	STAMPED PLAN FOR SUBMISSION

Seal not valid unless signed and dated

LICENSED PROFESSIONAL ENGINEER R. SHARMA PROVINCE OF ONTARIO

Aug 26, 2026

ENGINEERING CONSULTANTS LTD
943–3rd Ave. East, Unit #230, Owen Sound, ON, N4K 2K8
Telephone: (519) 372–4828

Title:
109 BALMY BEACH ROAD
DRAINAGE AND GRADING
ROLL#: 420358000319600
GEORGIAN BLUFFS, ON

Client:
MALLARD CONSTRUCTION

Design:	TDL	Scale:	1:150
Drawn:	EKB	Approved:	Design Engineer
Checked:	RS		
Date:	MAY 2026		

Drawing No. G26–003–01